

Village of Roseville

Municipal Building
107 N. Main Street • Roseville, Ohio 43777-1255
Phone: 740-697-7323 • Fax: 740-697-0064

Kimberly Dixon
Mayor

Jeffrey A. Slack
Village Administrator

Heidi Milner, MMC
Chief Fiscal Officer

December 14, 2015

U.S. Environmental Protection Agency, Region 5
Brownfields and Early Action Section
Attn: Mathew Didier
77 West Jackson Blvd.
Mail Code SM-7J
Chicago, IL 60604-3507
(312) 353-2112

RE: Former Ungemach Pottery Property, Roseville, Ohio
FY16 USEPA Site Specific Hazardous Substances Cleanup Grant – Transmittal Letter

Dear Mr. Didier:

The Village of Roseville, Ohio is an Appalachian Community which is desperately seeking funding toward redeveloping this brownfield.

- a. *Applicant Identification:* Village of Roseville
107 N. Main Street
Roseville, Ohio 43777
- b. *Applicant DUNS Number:* 101631380
- c. *Funding Requested:*
 - i. Grant Type: Site Specific Cleanup
 - ii. Federal Funds Requested: \$200,000 with no fee waiver
 - iii. Contamination: Hazardous Substances
- d. *Property Location:* Village of Roseville, Muskingum County, Ohio
- e. *Property Information:* Former Ungemach Pottery, 26 Potters Lane, Roseville, Ohio 43777
- f. *Contacts:*
 - i. Project Director: Heidi Milner, Financial CFO, Phone 740-697-7323, x-2 / Fax 740-697-0064, fiscal-officer@sbcglobal.net, 107 N. Main Street, Roseville, Ohio 43777.
 - ii. Highest Ranking Elected Official: Kim Dixon, Mayor, PHONE/FAX Mayor43777@sbcglobal.net, 107 N. Main Street, Roseville, Ohio 43777.
- g. *Date Submitted to EPA:* December 15, 2015.
- h. *Project Period:* Three years or less (2015 – 2018).

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i. *Population:*

- i. 1,849.
- ii. We are a municipality.

j. *Other Factors that apply to this application:* Population less than 10,000 persons.

We look forward to working with the USEPA, our community, and the Ohio EPA on this project.

Sincerely,



Heidi Milner, Chief Financial Officer
Village of Roseville, Ohio

cc: Mayor Kimberly Dixon

Appendix 3

Cleanup Other Factors Checklist

Name of Applicant: The Village of Roseville, Ohio 43777

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
X Community population is 10,000 or less. Narrative page	1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

NARRATIVE PROPOSAL (I.V.C.2 / V.B.)

- **Responses to Ranking Criteria**

NARRATIVE - RANKING CRITERIA FOR CLEANUP GRANTS (V.B.)

1. Community Need

The Village of Roseville community has a common goal of mitigating the economic and environmental impact of the numerous local brownfields, many of these being former commercial potteries. Due to the loss of employers and our unemployment rate, our resources cover only basic social needs. This USEPA Brownfield Assessment Grant provides our Village with an opportunity to repair a blighted property, mitigate exposure to lead contaminated soil, and return a site to productive reuse.

a. Targeted Community and Brownfields

(i) Targeted Community Description – Roseville, Ohio includes land in both Muskingum and Perry Counties. The Village of Roseville was laid out by Ezekiel Rose in 1812 along the foothills of Appalachia in eastern Ohio. The target Property is located along Pottery Lane in the small business district of the Village of Roseville within Muskingum County. Ohio State Route 93 passes along the west side of the Village of Roseville, Ohio.

Pottery operations were easily developed due to abundant natural resources, including waterways (Moxahala Creek), high quality clay, and coal for fuel. The area of Roseville and nearby Crooksville were home to at least 15 commercial potteries by the early 1900s. Multi-kiln facilities produced hand-spun pottery, molded pottery and ceramics employing hundreds of artists. This unusually dense concentration of potteries located in the small villages of Roseville and Crooksville contributed to this area being known as ‘The Pottery Capital of the World’. These current brownfields originating from local pottery operations were small to mid-sized and were interspersed within residential lots.

(ii) Demographic Information – While many of the largest brownfields throughout the Village of Roseville have been vacant or underutilized for decades, the unemployment trend is compounding the local economic devastation. Household and per capita income lag far behind state and national figures. The U.S. Bureau of Economic Analysis reports the per capita personal income of Muskingum County was \$33,885, which is \$7,164 less than the State of Ohio and \$10,880 less than the national average.

The table below demonstrates the economic distress of the local community compared to the State of Ohio and national norms. Unemployment in the Village of Roseville is over twice that of the State of Ohio and almost twice that of the United States. The median household income in Roseville is less than half of the national median. See Table 1 below.

TABLE 1 – Demographic Information

	Village of Roseville	Muskingum County	State of Ohio	National
Population	1,849 (*)	86,074 (1)	11,536,504 (1)	308,745,538 (1)
Unemployment	12.1% (2)	6.8% (2)	5% (2)	6.7% (2)
Poverty Rate	36.1% (3)	18.1% (3)	15.8% (3)	15.4% (3)
Percent Minority	2.5% (3)	7% (3)	17.3% (3)	27.6% (1)
Median Household Income	\$26,250 (3)	\$40,524 (3)	\$48,308 (3)	\$53,046 (3)

Sources:

- 1 2010 U.S. Census data available at <http://www.census.gov> , * Village office.
- 2 Bureau of Labor Statistics available at www.bls.gov
- 3 2012 U.S. Census American FactFinder and available at <http://factfinder2.census.gov/faces/tables/services/jsf/pages/productview.xhtml>
- 4 Census Fact Finder data as of July 2014 available at http://www.factfinder.census.gov/faces.nav/jsf/pages/community_facts.xhtml#none
- 5 U.S. Census Five Year Estimate available at <http://www.census.gov/programs-surveys/acs/data.html>

(iii) Brownfields – Local brownfields are prevalent and the density of abandoned potteries blight the Village’s small downtown area. Land occupied by early potteries has been linked to contamination by heavy metals (e.g., lead, cadmium, cobalt) from mainstay glazes. Blood lead level tests are warranted for children under 6 years old living in the Property zipcode of 43777 (ODH). This industrial history may be contributing to the elevated lead poisoning rate of 1.27% for children under 6-years old compared to the state-wide rate of 1.12% and national rate of 0.62%. In November 2014, the State of Ohio adopted 5 ug/dL as the new threshold for elevated blood levels in children. This is in line with the Center for Disease Control (CDC) reference value, and scientific literature which has established that children are subject to adverse effects of lead poisoning at blood levels much lower than 10 ug/dL (Ohio Department of Health). Focusing on children under 6 years old living in Muskingum County, Ohio; 65 of 1,686 children show blood lead levels over 5 – 9 ug/dL (CBLS 2012).

While these brownfield sites tend to be small, they impact the general environmental health and well-being of the village due to their close proximity to residences and schoolyards and the physical danger and aesthetic degradation they present to the neighborhood. The nearby former Brush Pottery has been cleaned up using Clean Ohio grant funding and is now used by an active local business however the Friendship Pottery adjacent north of the Property is abandoned, dilapidated, and requires assessment.

(iv) Cumulative Environmental Issues – The cumulative effect of the numerous abandoned potteries is compounded by a common by-product of that industry. Off-spec or broken pottery pieces were crushed and used locally as an inexpensive and plentiful substitute for aggregate and fill. As a result, lead contamination is dispersed across the entire village in small pockets where pottery shards have been deposited. The residual contamination from the intense local pottery industry, therefore, is not limited to the numerous brownfield sites in Roseville- it has literally been disseminated throughout the community.

b. Impacts on Targeted Community

These smaller sites interspersed among neighborhoods ultimately have an adverse impact on the health and environmental welfare of the population. Smaller brownfield sites (e.g., potteries, machine shops, garages, ceramic manufacture shops) have both the cumulative effect of seemingly being ubiquitous rather than confined to one corner or sector of the community and the acute effect of being literally surrounded by and immediately adjacent to sensitive receptors (e.g., adjacent residences, nearby schools, and the Moxahala Creek). The lead poisoning rate for children in the Village is elevated above the state average and triggers

mandatory blood lead testing in portions of the community. In Roseville during the 1990s, a USEPA-funded investigation of the presence of lead in the soil, believed to be sourced from waste ceramics and ceramic glazes, found lead at 125 times the normal concentration. Several sites in the community have had concrete or asphalt caps installed to prevent contamination from spreading via leaching from rainwater.

Muskingum County, Ohio is designated as Appalachian by the federal government. Appalachian counties are typically disproportionately affected by health issues. Health disparity sources include rural geography, Appalachian culture (e.g., do not want to relocate despite conditions) and high poverty rates (MCCHIP 2012-2014). Lower education rates are also documented- 13.5 % of those aged 25 have less than a high school diploma (CBQ 2007-2011). The ingestion of lead has proven to be linked to lower IQ and poor educational performance. The residual contaminants may leach to the water table in contaminated areas that have not been adequately addressed through remedial actions of proper land use restriction. Only 51% of Muskingum County, Ohio residents drink water from a public drinking water system (MCHS 2011), which could lead to ingestion of contaminants near brownfield sites.

c. Financial Need

(i) Economic Conditions – Relative to its small and declining population, Muskingum County has a disproportionately large number of brownfield sites. Population figures indicate that the Village of Roseville has experienced a 4.5% decline in population from 2000 to 2013 (city-data.com). The Village's cultural roots and their historic reliance on natural resource extraction and manufacturing (particularly in pottery/ceramics), have resulted in generally lower incomes throughout the county. The median household income of our Village is less than one half the national average, and, correspondingly, the poverty rate is more than twice that of the rest of the nation.

The shrinking population and workforce, along with the significantly lower income of the remaining citizens in our communities combine to create a dire need for outside resources to address issues such as brownfields.

(ii) Economic Effects of Brownfields – Our brownfields impact the local economy in many ways. Our citizens pass by the lots and are depressed by the appearance of the run down properties and frightened by the illicit activities that the vacant facilities encourage. Many of our brownfields have been auctioned to absentee owners that have purchased the abandoned properties on speculation and/or for scrap value. This common practice continues to add to the list of un-remediated brownfields. Efforts toward reversing the effects of eroding employment rates, poorly educated workforce, and low income are compounded by declining property values. Every day our citizens must deal with the health and safety concerns of the vacant facilities. Our Village does not have funding to meet everyday necessities let alone to address brownfield redevelopment in a comprehensive and effective manner. We were fortunate to qualify for a state-funded cleanup of nearby Brush Pottery a few years ago. However, the target property does not qualify for state brownfield grant assistance because we do not have an end user that will commit to job creation. The opportunity to utilize an outside funding source such as a USEPA Brownfield Cleanup Grant may be the only viable means of alleviating this situation.

2. Project Description and Feasibility of Success

a. Project Description

(i) – Existing Conditions

This cleanup grant application is being submitted to assist the Village of Roseville, Ohio in addressing the former Ungemach Pottery which produced high quality ceramics and pottery between 1910 and 1997. Off-spec pottery/ceramics and remnant glazes were staged on the northcentral portion of the Property. Lead from this waste material has impacted the subsurface soil and ground water at this site. The Property has not been productively used since the pottery operations were abandoned nearly 20 years ago. Currently, a 49 year old, 8,659 square foot slab floor building occupies the southern portion of the Property which is not within the remediation area. An asbestos survey was conducted which resulted in 'no asbestos containing materials found'. The Village acquired the Property from the Muskingum County land bank in 2015. Replacement windows and doors have been installed and roof repairs are planned.

From a development perspective, the Village has been trying to resolve the dilemma of having too many abandoned brownfield sites in the small business district, but not having any available for redevelopment when an opportunity arises because the lead-time and cost of addressing the environmental issues is too great. Recently, a retailer (Dollar General) expressed interest in locating in our downtown, but there were no available sites that were cleared of environmental liabilities. Our community devised a development plan based on revitalization of the target Property that will entail performing the required cleanup as proposed here in and then using the remediated Property to house Village public services (e.g., police, water, street departments). These Village services may be re-located when a future business is interested in locating to the Property. The revitalized brownfield will be productively used by the Village until the site can be placed back into productive use by the private sector. This will provide the Village the immediate benefit of having a marketable and developable site that can be offered to a desirable end-user when the opportunity next-arises.

(ii) – Proposed Cleanup Plan

The Remedial Action Plan (RAP) prepared for this site is based on the results of a comprehensive VAP Phase II Property Assessment. The assessment work delineated an area of the Property that exceeds the VAP direct contact standard of 800 mg/kg for lead within 0-2 foot point-of-compliance for commercial/industrial land use. The estimated amount of lead contaminated soil requiring mitigation is 750 tons. The proposed remedial actions are summarized by the following elements of work:

- Excavate area of lead contaminated soil to a depth of two-feet. If the soil is determined to be characteristically hazardous (i.e., fail TCLP) then it will be stabilized to render it non-hazardous. The soil will then be transported and disposed at a properly licensed landfill.
- In the event that the area of contamination is more expensive than indicated by the assessment results, engineering controls consisting of pavement (parking lot) and building floors will be employed to mitigate the direct-contact exposure pathway.
- Institutional controls consisting of a restriction on future land use to commercial/industrial purposes and a prohibition against use of the ground water for potable purposes will be placed on the Property.

- A Risk Mitigation Plan in accordance with the VAP will be prepared to address the potential exposure of future construction/excavation workers to subsurface conditions that exceed VAP standards for this exposure pathway.

b. Task Description and Budget Table The Village of Roseville is requesting \$200,000 in Hazardous Substance funds from a USEPA Brownfield Cleanup grant. The breakdown of this request is presented in the table below:

TABLE 2 – Budget

Budget Categories (program)	Task 1 Mgt. & Coord.	Task 2 Remed. Actions	Task 3 Confirm. Sampling	Task 4 Risk Assess.	Task 5 RMP O&M Prep	Task 6 Report Prep	Task 7 NFA Prep &Cont.
Personnel							
Fringe Benefits							
Travel							
Equipment							
Supplies							
Contractual	\$15,955	\$89,395	\$16,010	\$16,255	\$7,700	\$11,280	\$43,405
Other							
Total Federal Funding (< \$200,000)							
Cost Share		\$40K					
Total Budget \$200,000 plus cost share	\$55,955	\$89,395	\$16,010	\$16,255	\$7,700	\$11,280	\$43,405
1-Travel to brownfields-related training conferences is an acceptable use of these funds. 2-EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. 3-Applicant must include the cost share in the budget even if applying for a cost share waiver. If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiations.							

A Request for Qualifications (RFQ) will be issued and advertised for an Environmental Consultant to perform work under the USEPA Cleanup grant. Work will be completed under the guidance of an Ohio EPA Voluntary Action Program (VAP) Certified Professional because the VAP is the regulatory program for this brownfield cleanup in the State of Ohio. Under the guidance of the Village of Roseville and the USEPA Project Manager, the selected consultant will prepare a **Quality Assurance Project Plan (QAPP)** for hazardous substance funds because lead is the contaminant of focus. The QAPP will be submitted for USEPA comment and approval and

will be implemented to ensure that grant-funded work achieves intended goals within acceptable standards.

Task 1: Project Management & Coordination

The Environmental Consultant will manage the project and coordinate with the Village of Roseville and the Ohio EPA contact. A Property Survey will also be performed under this task to provide legal descriptions for the environmental covenant that stipulates the land use restrictions in accordance with the Ohio EPA Voluntary Action Program (VAP). Preparation of project management documents such as the QAPP, community involvement plans, and the Final Analysis of Brownfields Cleanup Alternative (ABCA) documents will also be performed under this task. Work under this task is estimated to cost \$15,955.

Task 2: Remedial Actions

The soil remediation contractor scope of work will consist of the excavation, transportation, and disposal of contaminated soil at the direction of the Environmental Consultant. The Environmental Consultant will direct and document the excavation activities to be performed by the Soil Remediation Contractor. The Soil Remediation Contractor will be responsible for providing all labor, material, equipment, and any permits that may be required to perform the following elements of work:

- Prepare and implement a site-specific Health & Safety Plan. The Soil Remediation Contractor will be responsible for the health and safety of its workers and for securing the work site with respect to health and safety matters (e.g., providing a security fence and warning signs around all open excavations).
- Obtain the necessary permits for this project.
- Conduct sampling and analysis necessary to properly characterize the excavated material for disposal.
- Excavate the contaminated material (e.g., soil and concrete) in the Remediation Area as directed by the Environmental Consultant.
- If soil is determined to be characteristically hazardous (i.e., fails TCLP testing), the Remediation Contractor will stabilize the soil prior to removing it from the footprint of the contaminated area. Stabilization, if needed, is estimated to cost \$40./ton for the 750 tons of lead contaminated soil resulting in an additional \$30,000. Project cost.
- Load, transport, and dispose of the excavated material at a facility licensed for the treatment and/or disposal of the contaminated soil. It is estimated that 750 tons of soil at \$68./ton will be removed and disposed of at a cost of \$51,000.
- Provide signed manifests and weigh tickets for each load of excavated material removed from the site and disposed of at a licensed disposal facility.
- Transport, backfill and tamp the clean fill into the excavation sufficient to return the excavation to the surrounding grade using suitable and clean material from an off-

Property source area approved by the Certified Professional. The cost of the clean backfill compacted in-place is estimated to be \$15./ton.

- Provide an elevation survey before and after placing clean fill to document placement of a minimum of two-feet of clean fill over the excavated area.
- Provide an affidavit certifying the source of any off-site fill to be brought onto the site is clean with respect to environmental contamination. The source of clean fill to be used at the site is subject to approval by the Environmental Consultant. If there is any reason to believe, at the sole discretion of the Environmental Consultant, that the source of clean fill may have been impacted by petroleum or hazardous substances, the source will be rejected for use on this project.

Confirmatory sampling at the Property will be conducted by the Environmental Consultant, as may be required, for the purpose of determining that project objectives are met.

Pre-characterization (TCLP) of soil for disposal must be conducted so that “live loading” can occur. If pre-characterization (TCLP) sampling profiles the on-site contaminated soil for disposal purposes as hazardous waste, the soil must be stabilized within the footprint of the contaminated area prior to removal and disposal at a properly licensed landfill. As a contingency, in the event that the soil is determined to be hazardous and the volume is greater than the assessment data indicates, engineering controls (e.g., parking lot pavement) may be employed to mitigate the direct-contact exposure pathway to the lead-contaminated soil.

Task 3: Confirmatory Sampling and Monitoring Well Abandonment

The Environmental Consultant will obtain samples for lead along the proposed excavation to confirm the contamination perimeter (i.e., 800 mg/kg limit at a depth of 0-2 feet). A Geo-probe rig will be utilized to bore through the on-site concrete. The Environmental Consultant will perform aquifer sampling and testing prior to abandoning the project monitoring wells. Following the receipt of laboratory analytical and final affidavits, the project monitoring wells will be properly abandoned based on local, state, and federal guidelines. The confirmatory sampling of soil and ground water and well abandonment is expected to cost \$16,010.

Task 4: Risk Assessment/Modeling

The Environmental Consultant will complete a Risk Assessment for the Property to incorporate a Multiple Chemical Adjustment (MCA) to generic standards based on the final residual levels of contaminants in accordance with the Ohio EPA VAP rules. Ground water modeling and contaminant fate and transport modeling will be performed to demonstrate that residual contaminant levels will not adversely impact human health or ecological receptors at the adjacent Moxahala Creek. This activity is expected to cost \$16,255.

Task 5: Risk Mitigation Plan and Operation and Maintenance Plan Preparation

Soil in some portions of the Property within and below 0 to 2 foot commercial/industrial point of compliance (POC) exceed generic standards applicable to construction/excavation worker exposures. The Environmental Consultant will complete a Risk Mitigation Plan (RMP) which will protect workers in the event that future subsurface construction activities encounter

contaminated soils. The RMP will also provide guidelines for properly managing contaminated media that may be encountered during construction activities and requirements for restoring any breeches of the point of compliance on the Property. In the event that engineering controls are required for any portion of the Property, the Environmental Consultant will complete an Operation & Maintenance Plan (O&M) in accordance with Ohio EPA VAP rules. The expected cost of Task 5 is \$7,700.

Task 6: Remediation Report Preparation & Phase I Update

The Environmental Consultant will complete a Remediation report to summarize the remedial actions taken on this project. The Phase I report will also be updated in accordance with VAP rules which stipulate that a Phase I report must be completed or updated within 180 days of submittal of a No Further Action (NFA). These reports are estimated to cost \$11,280.

Task 7: NFA Document Preparation

This task covers the preparation of the NFA document, the filing fee charged by the Ohio EPA, as well as follow up responses to NFA comments with the Ohio EPA. This work is estimated to cost \$35,530.

c. Ability to Leverage

The Village of Roseville has experience in obtaining and managing leveraged funds in our community. A total of \$120,699.90 in Clean Ohio grant funding was managed by the Village of Roseville to conduct Phase II assessment of the former Ungemach Pottery Property. The Village also pursued and was awarded \$850,839.10 in Clean Ohio Phase II and cleanup funding for the nearby former Brush Pottery site. The Village managed this grant and contributed \$50,000 in matching funds. The Brush Pottery project resulted in an NFA and Covenant Not to Sue from the Ohio EPA and the site is now productively occupied by an end-user. Other leveraging experience includes the management of a \$9850 grant from the Governor's Office of Appalachia with \$16,650 match for new recreational area restrooms, an approximately \$300,000 neighborhood revitalization grant focused on removing seven abandoned houses, sidewalks, emergency fire department light, street signs, fire hydrants, and recreational maintenance, and a \$6,375 grant from Ohio Department of Natural Resources to install a rehabilitation seat-lift for the community pool.

The requested \$200,000 USEPA Cleanup grant funds will be matched by up to an additional \$40,000 from the Village (i.e., 20% match). Additionally, a Community Development Block Grant (CDBG) Neighborhood Revitalization Grant Program (NAG) provides potential leverage possibilities. Based on our recent successful experiences in leveraging, we are confident that further opportunities to attract additional funding to our cause will arise from the proposed grant-funded work.

3. Community Engagement and Partnerships

One of the particular strengths of the Roseville community is our team work toward common goals. Letters of Support are provided by the Freddie Dixon Foundation, the Roseville Historical Society, Perry Metropolitan Housing Authority, the Roseville Presbyterian Church, People's National Bank, Franklin Local Community School, Roseville Elementary School, Tracy's

Flowers & Gifts, the Village Gulf Station, and citizens. While the Property is located in Muskingum County, a portion of the Village lies in Perry County which provides additional government support to this project.

The Village will present the proposed strategy at two planned public meetings which are expected to include the mayor and city council, county engineer, and sanitary engineers, representatives from economic development and environmental groups, and private sector stakeholders, as well as other interested members of the community. The Village will also present the strategy at the meetings of neighborhood and civic groups. The Village will engage in an ***interactive web-based dialogue*** with interested citizens, and provide monthly ***updates on the Village Facebook page*** during the three-year grant performance period. The Village is working with ***key persons*** to reach out to all sectors of the community affected by the economic and environmental health of the Village

- The ***target community*** includes elected leaders, economic development professionals, environmental groups, neighborhood associations and business leaders, and civic groups.
- The ***Village of Roseville will be actively engaged*** with each of the stakeholder groups listed through joint venture partnership, inclusion on e-mail List Serves and attendance at regular meetings.

Participation letters are *documented* and provided in Attachment C.

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

The affected community will be involved directly through a ***series of public planning sessions*** that involve the both private businesses entities and their respective members and other interested citizens. Children under 6 years of age are a targeted sensitive population for issues of lead contamination related to former pottery sites like the Ungemach Pottery. Based on their higher respiratory rate and oral fixation, children under 36 months are especially at risk for lead exposure. Educating the public on ways to limit lead exposure is a key component to reducing blood lead levels. Limiting access to pertinent workers during the cleanup and following local, state, and federal guidelines will ensure protection of sensitive populations. Affected and interested citizens and stakeholders will be able to remain informed and provide feedback through e-newsletters, website updates, a social media page, paper and web-based survey instruments. Input is being sought from the community to understand the concerns of the local residents so those concerns may be addressed throughout the cleanup of the former Ungemach Pottery Property. The media will be invited to attend, and already WHIZ TV, the *Perry County Tribune* and the *Zanesville Times Recorder* newspapers have done several stories on the brownfield cleanup effort (Appendix E).

b. Partnerships with Government Agencies

Additional resources and expertise are available from the ***Zanesville-Muskingum County Health Department***, which we will partner with to provide public education about health risks and precautions that the public can exercise to mitigate health concerns related to brownfield properties. This is particularly important as it relates to the prevalence of high blood lead levels

in the children living in Muskingum County, Perry County, and especially the Village of Roseville area (Attachments D and E contain health department documentation).

The **Muskingum County Land Reutilization Corporation**, which serves as an area land bank acted as a partner and a conduit to efficiently transfer the subject Property to the Village rather than being forfeited to the State of Ohio. This permitted the Village to secure the Property for health and safety of the community as well as begin efforts to address the blight it represented. The Village and the land bank will continue to partner on future brownfield projects.

The various Village of Roseville public service departments will also provide insight into the regulations, procedures, and funding opportunities involved in redevelopment. The council's input will be heard on a monthly basis (Appendix E).

The Village of Roseville will coordinate activities with the **Ohio EPA** Division of Environmental Response and Revitalization (DERR) staff, which oversees the Ohio EPA's brownfield Voluntary Action Program, to prepare sites addressed under this grant for eventual *No Further Action* status, thus removing environmental barriers to redevelopment. Involvement of the **Ohio EPA**, the **Zanesville-Muskingum County Health Department**, and the **Muskingum County Land Reutilization Corporation** will be utilized as necessary to oversee activities that represent imminent health threats to the community. The State Authority Letter will be provided in Appendix B.

c. Partnerships with Community Organizations

This project will benefit from the City Council's good working relationship with community partners including the Freddie Dixon Foundation. This foundation focuses on the needs of Veterans as well as providing benefits to the community as a whole. The **Freddie Dixon Foundation** has a track record of supporting the revitalization of our community and especially the former Ungemach Pottery Property. Impact has been greatest to the adjacent residences who have understandably filed complaints and continuously ask what can be done to remediate the former Ungemach Pottery Property. Letters of Support are provided in Appendix C. **Council and civic leaders convene every month** and will be kept up to date on the progress of this cleanup project. Relationships within our council and community will assure this project will stay on track and meet the mitigation goal.

4. Project Benefits

a. Health and/or Welfare and Environment

(i) Health/Welfare Benefits

Successful completion of this project will mitigate another very visible and immediate condition that currently detracts from the health and welfare of our small community. Although the adverse health effects of the widespread use of lead in pottery glazing are dispersed throughout the community, legacy sites like Ungemach Pottery represent pockets of particularly concentrated poor environmental conditions. By addressing these worst contamination sites that are interspersed in our small business district we are able to realize the greatest health benefits to the majority of our community. In particular, this project will be a significant step forward in mitigating the elevated lead poisoning levels that have been documented within our community since the USEPA 1997 investigation. In addition the high

visibility of this project helps with general education of the public concerning the awareness of the adverse health effects of residual lead in the environment and successful redevelopment will improve the overall moral (less blight), safety (less opportunity for illicit activity), and general welfare (increased surrounding property values).

(ii) Environmental Benefits

The general condition of the environment in our small community will clearly benefit from the elimination of a significant lead concentration that occurs in the midst of our limited downtown business district. This project will eliminate exposure pathways to the public that include inhalation (via dust), direct contact with lead contaminated soil, potential ground water ingestion, and impact to sensitive ecological receptors represented by the adjacent Moxahala Creek.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

(i) – Planning, Policies or Other Tools

Our community planning developed the following strategy specifically for this property to meet the multiple goals of environmental cleanup, blight removal, public health and safety, and sustainable reuse.

- The proposed cleanup will meet the goals of environmental improvement and community health and safety.
- Repair of the on-site building for use by the Village public service departments (water, street, cemetery, police) will remove the blight and make immediate use of the existing structure and infrastructure for productive and sustainable reuse.
- The Village can then offer the Property to a potential future business when the right opportunity presents itself and relocates the Village public services.

(ii) – Integrating Equitable Development or Livability Principles

A beneficial outcome following the mitigation of the on-site lead contamination is that this downtown Property will become available new real estate for future development by interested parties while being immediately re-used for community public services. Residences will not feel threatened by the former Ungemach Pottery contamination and the affordable housing interspersed in this neighborhood will remain intact. Council meeting discussions and citizen input has focused on the positive effect this equitable redevelopment will have on livability principles such as residing in a walkable village with easier access to local resources including safe recreation areas and local business district.

c. Economic and Community Benefits (long term)

(i) – Economic or Other Benefits

Although the timeframe for transitioning this property from public use to private sector is unknown, the development plan ensures positive community benefits in both short-term and long-term outlooks. In the longer term, when it is presumed that a business will be located on the Property and the Village public services will be re-located, the revitalized land will offer local employment and an increased tax base within the small business of our downtown area. The redevelopment of this Property will clearly be felt in the community as a positive continuation of brownfield revitalization of the nearby former Brush Pottery, the proposed

development of an adjacent Property for a local grocery store, and the overall economic revival of our Village business district.

(ii) – Job Creation Potential: Partnerships with Workforce Development Programs

Although the remediation project work will require specialized expertise (e.g., lead stabilization) that may not be available locally, some aspects of the work could be performed by local contractors and preference will be given to promote local hiring on project work. For example, engineering controls that may be employed on the site could include pavement surfaces that could be installed using local contractors and labor. The immediate use of the Property upon completion of remedial actions is to house various Village public services such as water, street, cemetery, and police department. Therefore, the Village public service workforce will directly utilize and benefit from the cleanup of this Property.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The Village of Roseville has the programmatic capability to oversee grant-funded activities with internal staff experienced in grant implementation and management. The Village will communicate directly with the USEPA and be responsible for all administrative requirements of the grant agreement, tracking progress on task work assignments, and preparation and submittal of quarterly reports. In addition, the Village will also convene regular meetings of the council members, delegate and coordinate activities under the grant, and enter into contracts with the selected consultants and/or contractors to execute specific work items to produce the determined outputs and achieve the goals and outcomes formulated specifically for this project. The Village is familiar with the federal procurement process and they routinely solicit professional and contractor services to achieve its programmatic goals. The Village has the administrative systems in place to contract, direct, and control outside resources of this nature. The Village of Roseville is experienced and comfortable in this role.

Village Government – Kim Dixon:

Kim Dixon has held position of Mayor for 8 years. She has 5 years of experience in the economic development profession at the local, regional and state level. The Mayor has experience in managing State of Ohio brownfield cleanup projects through the Ohio VAP program. She served as a board member for the Perry County Economic Development Authority, Freddie J. Dixon Foundation Community Improvement Corporation, Ohio Public Works Commission, Ceramic Museum, and Crooksville/Roseville Pottery Festival.

Project Director – Heidi Milner – Financial CFO:

Heidi Milner has 10 years of experience with as the Village Chief Fiscal Officer. She is responsible for all financial transactions, grant writing/administration, economic development, project design and inspector, and record keeping. She has successfully administered \$100,000 in Clean Ohio Assessment and Cleanup Grants, a \$976,759 ARRA grant, a \$75,000 Federal Rail Administration grant and numerous smaller state and federal grants totaling 5+ million dollars over the past 10 years. She has been trained by the County Auditor's staff and State Auditor's staff. She maintains records in compliance with Ohio Sunshine Law, Ethics, Grant Writing and Administration, and Record Retention Requirements. She obtained

her Master Municipal Clerk Designation in 2013 and is the President of the Ohio Municipal Clerks Association.

Additional Expertise:

Ohio EPA Certified Professionals will be contracted through a Request for Qualifications process to prepare and oversee implementation of Remedial Action Plans, a Quality Assurance Project Plan, Health and Safety Plans, and confirmation Sampling and Analysis Plan. A certified professional is required to prepare and submit an NFA to the Ohio EPA under VAP. The Village is familiar with the Federal procurement process. The consultant selection process will highly rate Certified Professionals demonstrating a good track record of experience successfully conducting these services under The Voluntary Action Program and the State and previous USEPA Brownfield Assessment grants.

b. Audit Findings

The current Mayor and council of the Village of Roseville have been in place for the last eight years. During that time, the Village has never had a Finding for Recovery in our biennial state audits, meaning no money was missing or misspent. All independent grant audits have been completed successfully with no findings or orders declared. Due to the past audit report and track record Roseville has received preferred upon audits for the last 4 years. Recommendations/suggestions made as a result of audits have involved assuring the Estimated Resources obtained by Muskingum County Auditor includes Perry County estimates (Roseville is located in two counties). Grant funds have been maintained in separate accounts to prevent the co-mingling of funds and prevent errors in transaction classifications since 2005.

c. Past Performance and Accomplishments

(i) – Has Received an EPA Brownfields Grant – The Village of Roseville has received a US EPA Grant. We have successfully received and managed federal grants, and performed all required work for other projects:

- In the fall of 2009, the Village of Roseville was awarded a \$200,000 Ohio Department of Development US EPA Revolving Loan Fund Grant and a \$700,954 Ohio Department of Development Clean Ohio Assistance Fund Grant. Jeff Nelson put his Custom Homes business on the former Brush Pottery site at 87 Perry Street, Roseville, Ohio. The grants paid for asbestos abatement, demolition, and soil remediation activities. The work was successfully completed with a receipt of an Ohio EPA Voluntary Action Program - No Further Action Letter and the grant closed-out spring of 2011. The Village completed annual monitoring reports and ACRES. This project created 1 business with 1 job on site. All reporting and audit requirements have been met.
- Starting in 2014 through 2015, the Village of Roseville received 6 grants totaling \$115,200 from Ohio Department of Natural Resources, Muskingum County Community Foundation, Community Development Block Grant, The Energy Cooperative, and the Ohio Department of Health for the design and creation of a skate park. The work was completed per the scope. Quarterly reports have been filed. The close-out will occur in

May 2016. Outcome: The skate park attracted individuals from 3 different counties and is used on a daily basis by ages 4 to 45. The skate park is the only one in Perry and Muskingum County therefore the goal of attracting younger residents and businesses to the area has been successful. We had a restaurant open beside the skate park a couple months ago and the same investor presented council with a proposal for a grocery store on Main Street to be opened by next year.

- On November 17, 2015, a resident approached the council to open the proposed grocery store at 26 N. Main Street, in front of the former Ungemach Pottery Property. He is willing to open this grocery store because of the cleanup we are doing at the Ungemach site. This investment includes restoring the building and plans on completing the neighborhood grocery next year.

OTHER FACTORS [V.C.]

The population of our Village has fallen to 1,849 (Village Fiscal Office) from 1,852 (2010 Census).

The Village of Roseville lies in two counties and is eligible to receive Community Development Block Grant (CDBG) money from both Muskingum County and Perry County. Our Village is listed as a low to moderate income of 63% providing a low tax base.

See the attached Other Factors Checklist attached to our Transmittal Letter.



ATTACHMENT A

THRESHOLD DOCUMENTATION (IV.C.3.)

- a.) Threshold Eligibility Documentation and Cost Share (III.B.C.)

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS (III.C.)

1. Applicant Eligibility

The Village of Roseville located in Ohio is applying for a FY16 USEPA Site Specific Cleanup Grant. The Village of Roseville is the applicant, a Municipal Corporation approved by the State of Ohio on February 18, 1840 under Section 707.01 of the Ohio Revised Code (ORC). Documentation of the Village's eligibility to apply for this grant is included in Attachment A. This abandoned and contaminated brownfield negatively impacted the community for over 15 years. The Village of Roseville, Ohio agreed to take ownership of the Property from the county land bank as the only viable means to immediately control blight and protect the health and safety of the public and, in the longer term, facilitate the eventual productive re-use of the site.

2. Letter from State Environmental Authority

The letter of acknowledgement from the Ohio Environmental Protection Agency (Ohio EPA) was requested October 5, 2015. If received prior to submittal it is provided in Attachment B. The letter supports the Village's intent to apply for a \$200,000 FY16 USEPA Site Specific Cleanup Grant toward hazardous substances.

3. Site Eligibility and Property Ownership Eligibility

a. Basic Site Information

The former Ungemach Pottery Property is addressed at 26 Potter's Lane and 16 Main Street, Roseville, Ohio 43777, and incorporates a flood levy on Moxahala Creek. To prevent the Village from being responsible for liens and back taxes, the Property was transferred to the Muskingum County Land Reutilization Land Bank in December 2014, and then to the Village so that the Village could control actions to remove blight, mitigate safety issues, and pursue funding for remediation. The Village of Roseville has owned the Property since January 22, 2015 and the Village will continue owning the Property until the proposed grant is closed. Site specific eligibility does not apply at this time.

b. Status and History of Contamination at the Site

The Village of Roseville is submitting a Site Specific Hazardous Substance Cleanup Grant proposal based on Phase II sampling results indicating that lead exceeds Ohio VAP commercial/industrial standards and is the predominant on-site contaminant. The presence of petroleum contaminated soil was documented below commercial/industrial standards and is co-mingled with the lead contaminated soils.

This Property supported commercial pottery operations for 87 years between 1910 and 1997. Between 1997 and 2015, the Property was occupied storage by the owner. Since the Village accepted the Property in early 2015, some Village departments have made limited use of the Property for parking and staging equipment. The Village presence on the site helps control access to the contaminated portion of the site and discourages trespassing and illicit activities.

Based on the findings from the 1996 cooperative USEPA/Ohio EPA environmental investigation and subsequent Ohio EPA Voluntary Action Program (VAP) (2004-2008) assessments, the northeast portion of the Property is an environmental concern due to its use as a staging area pottery facility wastes such as off-spec pottery, glaze, and floor sweepings

prior to off-site disposal. The ground water analytical results indicate that chemicals of concern in the shallow Zone 1 ground water include trace (estimated) levels of ethylbenzene, and xylenes, and higher levels of metals. The concentrations of lead, cadmium, and nickel in the Zone 1 ground water at MW-12 in the waste accumulation and storage area exceed VAP single-chemical generic unrestricted potable use standards (or equivalent). Ground water meets unrestricted potable use standards (UPUS) at all other Zone 1 sample well locations. Zone 1 is discharging into Moxahala Creek and Zone 2 (second aquifer) is isolated from Zone 1 by 18 feet to 48.5 feet of consolidated strata (e.g., relatively thick shale bedrock). Zone 2 ground water has been found to meet UPUS.

Based on the remediation action plan, 750 tons of lead contaminated soil exceeding commercial/industrial standards are located on the north central and northeast portions of the Property. Portions of the remediation area include remnant and broken concrete floor slabs. However, the poor condition of the concrete in this area does not permit the remnant floor slab to serve as an effective barrier (engineering control) to human exposure via direct contact over long term.

c. Sites Ineligible for Funding

No evidence has been found to indicate this Property is ineligible for funding. The Property is not included or proposed for inclusion on the National Priorities List; is not subject to unilateral ruling administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and is not subject to the jurisdiction, custody, or control of the United States government.

d. Sites Requiring a Property-Specific Determination

The Property will not need a specific determination because the Property is not under CERCLA actions, and is not subject to orders, decrees, corrective action or closure. The Property is not subject to PCB remediation and is not receiving LUSTR trust fund monies (Appendix 1 Section 1.5).

e. Environmental Assessment Required for Cleanup Proposals

An Ohio EPA Voluntary Action Program (VAP) Phase I was completed on October 24, 2004 (BRG, LLC) a Phase II was completed on March 7, 2008 (BRG, LLC) and a subsequent VAP Remedial Action Plan has been prepared for the Property.

f. CERCLA §107 Liability

The Village of Roseville has taken the Property involuntarily to control blight. The Property was removed from the forfeiture list by the county land bank and then transferred to the Village of Roseville. The Property was contaminated by commercial potteries prior to 1997. Over the years, several liens and back taxes were attached to the Property so it was obtained by the Muskingum County Land Reutilization land bank (Incorporated June 22, 2012) to prevent the land from being taken by the State of Ohio and retain local control. Following the removal of the accrued liens and back taxes via the land bank, the Property was transferred to the Village to oversee remediation and redevelopment. The Village had previously conducted a VAP Phase I assessment (AAI compliant) in 2004 and used a Clean Ohio Assessment Grant to perform a VAP Phase II assessment in 2008, so the environmental site conditions being acquired were well-known by the Village. There are no current land use restrictions or institutional controls on the Property. The ground water beneath the site is not used (the area is serviced by a public water system) and the Village will not undertake contraction/excavation

activities within the contaminated area without proper precautions for site workers. Though weathered, the exterior concrete has been left in place as a temporary barrier to the contaminated soil and site access to the most contaminated portions of the site are limited to authorized personnel. The Village has taken appropriate care to prevent future releases and exposure.

g. Enforcement or Other Actions

No evidence was found that the Property is associated with on-going or anticipated environmental enforcement or other actions related to this brownfield site.

h. Information on Liability and Defenses/Protection

(i) On January 22, 2015, the Muskingum County Land Reutilization Corporation (Land Bank) transferred the Property to the Village of Roseville by fee simple title (i.e., Limited Warranty Deed). The Village covered the transfer expenses incurred by the Land Bank. The Village of Roseville is not affiliated with nor does it have any relationship with the previous owners or potentially responsible parties.

Between 1910 and 1997, the Property was contaminated by known commercial pottery operations which staged pottery glazes and off-spec pottery on the north, northeast portion of the Property. During those years, heavy metals and especially lead were common constituents in glaze. The Village of Roseville has not, at any time, arranged for disposal or transported hazardous waste from or to the site. However, as the Volunteer, the Village of Roseville managed the Clean Ohio funding which included the proper disposal of soil cuttings and purged ground water produced during the Phase II.

An Ohio VAP Phase I (AAI compliant) was completed on October 24, 2004 and a VAP Phase II was completed on March 7, 2008 on land which includes the Property. The Phase I and Phase II reports included a third parcel west of Potters Lane that is no longer a part of this Property. The 2004 and 2008 reports were completed by Brownfield Restoration Group, LLC, under the direction of an Ohio EPA Certified Professional. The previous assessment work establishes a clear demarcation between the PRPs that operated potteries on the site and the Village which acquired the Property long after the lead contamination from industrial activities had ceased. The Village agreed to take ownership of the Property from the land bank because Clean Ohio monies had already been invested in the Property and the Village control could reduce local blight by deterring unlawful activities and permit the Village to pursue clean-up funding.

(ii) With respect to on-site hazardous substances, the Village has exercised appropriate care including monitoring known contaminants and limiting access, to stop any releases, prevent any threatened future release, and to prevent or limit exposure to any previously released hazardous substance. Confirmed commitment is made by the Village to provide access to the Property, comply with all future land-use restrictions/institutional controls (none currently exist) and to assist and cooperate as appropriate with those performing the cleanup. The Village confirms it will comply with all information requests and administrative subpoenas that have or may be issued in connection with the Property, and provide all legally required notices.

(iii) The Village of Roseville contracted as the Ohio VAP Volunteer with Brownfield Restoration Group, LLC to perform a VAP PHI (October 29, 2004) and a VAP PHII (March 7, 2008). The Village paid for the Phase I assessment and received a Clean Ohio grant for the

Phase II assessment. The Certified Professional Jim Smith is the President of Brownfield Restoration Group, LLC and is qualified to perform this work. The Phase II assessment confirmed that lead exceeded the Ohio VAP commercial/industrial standard. However, due to the accumulated liens and back taxes, the Muskingum County Land Bank (incorporated in 2012) received the Property in 2014, removing it from the forfeiture list. In keeping with their mission statement, the Muskingum County Land Bank transferred the Property to the Village in 2015 in order to retain local control of the Property instead of a forfeited State owned site. In the State of Ohio, these steps were necessary to allow local control of measures to mitigate the blight and pursue grant funding to remediate the known contamination.

(iv) Since the Village acquired the Property in January 2015, the on-site building has undergone maintenance and is used by the Street Department, the Cemetery Department, and the Water Department. The Village police cruisers also occupy a portion of the parking lot, which is a visible deterrent to unlawful activities. Prior to the Property being obtained by the Land Bank in 2014, the Property was used by a private owner to store 'junk' including but not limited to large amounts of used furniture, clothing, wood, drywall, and a sink. The Village has no past, current or on-going relationship with the previous owners of this Property.

(v) The Village has been protective of the community by paying for a VAP Phase I assessment (AAI compliant) and for contributing to and managing the Phase II assessment funding in order to evaluate the environmental condition of the Property. At the request of the Village, a Remedial Action Plan has been prepared which identifies the contaminated portions of the Property and describes the actions required to mitigate the environmental concerns. Deteriorated concrete is present in the contaminated portion of the Property. Though badly broken, the Village has left the concrete in place as a temporary barrier to direct contact with the lead contaminated soil below. Currently, the Village police cruisers are staged at the Property and the on-site building is occupied by Village departments. The presence of police officers and Village workers limits access to the Property and deters on-site trespassing and criminal activity. Public education and public meetings lead by the Village informs the community and further prevents exposure. The Village will comply with all land-use restrictions to be implemented on the Property as described in the Remedial Action Plan.

4. Cleanup Authority and Oversight Structure

The Property has been assessed and remediation will be performed under the Ohio EPA Voluntary Action Program (VAP). The cleanup of the Property will be overseen by the Village who will contract with a VAP Certified Professional directly managing the remediation.

Through community outreach via public meetings and one-on-one discussions, neighboring land owners will be notified. Access to surrounding off-site properties is not anticipated to be necessary for the cleanup activities. The Village owns land occupied by a levy abutting the Property to the east. The land immediately north is also a brownfield and the Village is currently trying to locate the owner. Citizens bordering the Property to the west and south are advocates for this cleanup. See Letters of Support in Appendix C.

5. Statutory Cost Share

Statutory Cost Share (IV.E) is understood by the Village to be 20% of the total federal cleanup funds awarded and the Village is prepared to cover this cost share through the following

sources: Collections received from Water and Sewer Payments, The General Fund Levy, Street Fund from Motor Vehicle License, and Income Tax in the General Fund. This property will be used by at least four departments and the costs will be shared among all departments that utilize it. Attached in Appendix A is a current Fund Status report showing the Village has 1.9 million dollars and is capable of matching the grant by 20%.

6. Community Notification

The Village of Roseville held a 'kick-off' meeting on September 1, 2015, and intends to inform and involve the community and other stakeholders during the planning, implementation, and other brownfield related activities described throughout this proposal.

1. Roseville will post the Analysis of Brownfields Cleanup Alternatives (ABCA) in detail on the "cable channel" for duration of the former Ungemach Pottery Site Clean Up project. This is a channel that is designated for Roseville and Crooksville residents for community notices and events. It runs through the slides 24 hours a day 7 days a week. We will also publish that the Administrative record may be viewed at the Municipal Building and the John McIntire Library.
2. Roseville will publish where the ABCA plan and the Administrative record will be located to view in two newspapers. The Zanesville Times Recorder is a daily newspaper and is the most viewed newspaper in the area. The Perry County Tribune publishes newspapers once a week on Wednesdays and is the second most viewed newspaper for this area.
3. Roseville will also reach out to the local TV station. Whiz TV covered the clean-up story of the Former Brush Pottery Site in 2009. They will do a story on the Former Ungemach Pottery and announce where the ABCA plan and the Administrative Record can be examined or hard copies obtained.
4. Hard Copies of the ABCA plan will be available at 3 public places in Roseville, Ohio. The first place will be at the Municipal Building located at 107 N Main Street, second location will be the United States Post Office located at 226 N Main Street, and the third location will be at the John McIntire Library Roseville Branch located at 41 N Main Street. Hard Copies of the Administrative Record will be available at 2 public locations including the Municipal Building and the John McIntire Library addresses stated above.
5. Hard Copies of both the ABCA and Administrative Record will be on display for the public to examine at every Council Meeting during the project. Council Meetings are held at the Municipal Building the third Tuesday of the month starting at 6:30pm.
6. Hard Copies of the ABCA will be distributed along with an Agenda and fliers/brochures for lead poisoning prevention to each person attending any of the Public Meetings in preparation for clean-up of the Former Ungemach Pottery Site. The Administrative Record will be on display for the public to examine during the 3 public meetings. During the first public meeting the Muskingum County Health Department will distribute fliers, brochures concerning lead poisoning prevention. Roseville is the highest ranked lead contaminated area in Muskingum County therefore the Health Department will also incorporate a speech and answer any questions the public might

have. See attached fliers and brochures already obtained. These will be placed at the John McIntire Library, Post Office, and the Municipal Building.

The last page of the ABCA will have a form that asks for written comments that can be mailed to the Village of Roseville at 107 N Main Street, Roseville Oh 43777, emailed to fiscal-officer@sbcglobal.net, faxed to 740-697-0064, or dropped off in our night deposit box located at 107 N Main Street, Roseville Oh 43777. Oral comments from residents phone conversations or walk-ins will be noted by Heidi Milner, Fiscal Officer. Oral comments from residents during a public meeting will be recorded in the minutes for the meeting. See attached form.

We are familiar with community involvement requirements of brownfield grants and have been actively involved in grant funded environmental activities in the Village since the USEPA investigations in 1996/1997. Our community meetings are well attended and the public is receptive to the Village's "open door" policy. Public involvement is ongoing; initial communications are provided in Attachment E.

Village of Roseville

Municipal Building

107 N. Main Street • Roseville, Ohio 43777-1255

Phone: 740-697-7323 • Fax: 740-697-0064

Kimberly Dixon
Mayor

Jeffrey A. Slack
Village Administrator

Heidi Milner, MMC
Chief Fiscal Officer

December 11, 2015

U.S. Environmental Protection Agency, Region 5
Brownfields and Early Action Section
ATTN: Brad Bradley
77 West Jackson Blvd
Mail Code SM-7J
Chicago, IL 60604-3507
(312) 866-6139

RE: HOW ROSEVILLE ACQUIRED THE FORMER UNGEMACH POTTERY SITE

Dear Mr. Bradley,

I understand that the U.S. EPA's legal department has concerns regarding the length of time that the Village of Roseville had prior to the Former Ungemach Pottery Property transferring to the Village and why we didn't receive a second Phase I on the property before the transfer. I appreciate that the U.S. EPA Legal Department took the time to express these concerns prior to the Village of Roseville's grant submission giving us a chance to explain what the Village and all other local governments are required to go through in the State of Ohio with the very short 10 day time line we are faced with when making a decision on obtaining a property through a Sheriff's Sale.

Ungemach Pottery is located in Muskingum County and was owned by an individual. The first the Village was aware that the property was going up for Sheriff's sale is when our billing clerk found it in the Zanesville Time Recorder on September 23, 2014. Searching for properties located in Roseville is part of her job because this is the only way that Roseville is notified when a property is sold, repossessed, or is going up for Sheriff's sale by the County. Please be aware that Muskingum County doesn't inform the Village prior to a property going up for Sheriff's sale. Their notice to us and to the public is when they advertise it in the newspaper. I wish they could notify us prior to publication but when I spoke to the prosecutor about that he explained that the Ohio Revised Code stated this is how they must do the notifications but also even if they wanted too in reality they just don't have the man power or time to contact every municipality in Muskingum County every time a property is going up for sale. The minimum cost of the property was \$21,400 (cost of the back taxes). The Village had no interest in the property at this point; we do not purchase properties from Sheriff's sales. In fact we hope that properties are sold because Roseville receives the back taxes owed to us. The first sale date was scheduled for October 23, 2014 and if no bidders then the second sale date was set for November 13, 2014. Again the county doesn't notify Roseville if the property sold or who it was sold to. All government

entities (including Roseville) are notified if a property doesn't sale by a Court Order or "Notice of Right to Petition the Court for Forfeiture of Parcel" (attached). This particular notice was sent by mail on November 18, 2014 as required by Section 5723.01 (A)(3), Ohio Revised Code. As you can see it states that Roseville had 10 days from the date of the letter **NOT** 10 business days to petition the court. This is not a lot of time especially when State Law also requires legislators to approve all property transactions during a council meeting which takes at least 48 hour notice to the public and news media before the meeting can take place. This brings me to the U.S. EPA's second concern which is that Roseville didn't get a new/updated Phase I 180 days prior to the transfer.

Obviously the time frame of 10 days would of prevented Roseville from obtaining another Phase I no matter what. However, to be completely honest I was unaware and surprised that a Phase I was only good for 180 days and that Roseville needed to pay for another one to be in compliance. The Village of Roseville is the one who completed the Phase I in 2003 and a Phase II in 2005 for this property. Roseville has 12 square miles and our office is two blocks from this site. Even if Roseville wasn't invested in the cleanup of the contamination, which we have been since the Phase I was completed, we would know if any additional individuals or businesses contributed to contamination. As a matter of fact the property was used for storage and has set without any improvements or occupants since the Phase I was completed until we obtained it January 21, 2015. With my 10 years of experience in Brownfield projects in and around Roseville it takes much longer than 180 days to start and finish a brownfield project. I hope that the U.S. EPA board and legal department can now see that Roseville had obstacles but we did what we could to comply with everyone but sometimes it can't happen do to other Local and State Laws. Granit this situation wasn't ideal but as a government entity with Federal, State, and Local laws to comply with for every situation sometimes conflicts in the laws take place which is the case for this property. Roseville was put in a situation that we had to act on. We chose to do what was best for our future. If Roseville let the property be forfeited to the State of Ohio we would have lost the investments that we already put into the property, the future economic growth potential, and a healthier community. I know this by experience. In 2008 Roseville tried to obtain a property from the State of Ohio because we received grant funds to tear down blighted and condemned properties. We were unsuccessful with finding the right person or department. A representative told me they have thousands and thousands of properties that they can't afford to maintain and the properties are hard to track. No one from the State could ever find the right department to approve a house to be demoed let alone transfer it to the Village so that we could clean it up ourselves.

I am available anytime to go into more detail on how the Village obtained the Former Ungemach Pottery Site or any questions about the letter that anyone is unsure of. Thank you for giving us the opportunity to explain the concerns and I hope that the Village of Roseville and the U.S. EPA can work together in the near future.

Sincerely,



Heidi Milner, MMC
Chief Fiscal Officer
Village of Roseville

The former Ungemach Pottery site at 26 Potters Lane and 16 Main Street was put up for Sheriff's Sale under judgment of foreclosure of liens for delinquent land taxes by the Common Pleas Court of Muskingum County, Ohio by Judge Cottrill. The article was published in the Zanesville Time Recorder on Sept23, 30, Oct17 with a minimum bid of \$21,400 (attached). The sale was scheduled for October 23, 2014 and November 13, 2014 and no one Bid on the property either time. Once a property goes up for Sherriff's Sale with no bids the County must follow Ohio Revised Code 5723.01 (attached) notifying all the government entities that are affected by the back taxes not being received. In this case five government entities were notified below (attached):

1. Board of County Commissioners of Muskingum County, Ohio
2. Franklin Local Schools
3. Board of Township Trustees of Clay Township
4. Village of Roseville
5. Muskingum County Land Reutilization Corporation

All of the above mentioned except the Muskingum County Land Reutilization Corporation may petition Muskingum County to obtain the property but would have to pay the judgement of \$21,400 plus be responsible for the mortgage liens against the property that were not mentioned. Muskingum County Land Reutilization Corporation is the only entity exempt from paying liens and judgements and they are able to clear them before transferring or selling it to a government entity who is using it according to Chapter 1724 and Chapter 5722 of the Ohio Revised Code (the "Land Reutilization Law"). Below is what the Muskingum county Land Reutilization Corporation is used for:

MUSKINGUM COUNTY LAND REUTILIZATION CORPORATION

Mission & Purpose

Mission Statement

The mission of the Muskingum County Land Reutilization Corporation is to return land and vacant abandoned properties to a productive use; reduce blight, increase property values, support community land use goals; and improve the quality of life for all county residents.

Purpose

To facilitate the acquisition, reclamation, rehabilitation and reutilization of vacant abandoned tax foreclosed and/or other real properties.

To assist governmental entities and non-profit and/or for-profit entities in the assembly of real property to further the Corporation mission.

To promote the healthy, sustainable growth and development of Muskingum County and the region.

None of the other government entities could afford this property without going through the Land Reutilization because they would have to pay off the taxes, liens, and then clean up the Brownfield site so it can be utilized. The Village of Roseville didn't have over \$21,000 for the taxes let alone the money to pay off the mortgage lien. If no one obtained the site then the land would be forfeited to the State of Ohio and then Roseville would lose all hopes in completing the cleanup on this site. It would stand abandoned and contaminated. This is why Roseville asked Muskingum County Land Reutilization to obtain the property and clear all back taxes and liens so that the Village can obtain the property for economic development and rid the site of high levels of lead.

5723.01 Forfeited lands.

(A)

(1) Every tract of land and town lot, which, pursuant to foreclosure proceedings under section 323.25, sections 323.65 to 323.79, or section 5721.18 of the Revised Code, has been advertised and offered for sale on two separate occasions, not less than two weeks apart, and not sold for want of bidders, shall be forfeited to the state or to a political subdivision, school district, or county land reutilization corporation pursuant to division (A)(3) of this section.

(2) The county prosecuting attorney shall certify to the court that such tract of land or town lot has been twice offered for sale and not sold for want of a bidder. Such forfeiture of lands and town lots shall be effective when the court by entry orders such lands and town lots forfeited to the state or to a political subdivision, school district, or county land reutilization corporation pursuant to division (A)(3) of this section. A copy of such entry shall be certified to the county auditor and, after the date of the certification, all the right, title, claim, and interest of the former owner is transferred to and vested in the state to be disposed of in compliance with this chapter.

(3) After having been notified pursuant to division (A)(2) of this section that the tract of land or town lot has been twice offered for sale and not sold for want of bidders, the court shall notify the political subdivision and school district in which the property is located, and any county land reutilization corporation in the county, and offer to forfeit the property to the political subdivision, school district, or corporation, or to an electing subdivision as defined in section 5722.01 of the Revised Code, upon a petition from the political subdivision, school district, or corporation. If no such petition is filed with the court within ten days after notification by the court, the court shall forfeit the property to the state in accordance with division (A)(2) of this section. If a political subdivision, school district, or corporation requests through a petition to receive the property through forfeiture, the forfeiture of land and town lots is effective when, by entry, the court orders such lands and town lots forfeited to the political subdivision, school district, or corporation. The court shall certify a copy of the entry to the county auditor and, after the date of certification, all the right, title, claim, and interest of the former owner is transferred to and vested in the political subdivision, school district, or corporation.

(4) From and after the date of journalization of the order forfeiting a tract of land or a town lot to the state pursuant to division (A)(2) of this section and until such forfeited land has been redeemed by the former owner pursuant to section 5723.03 of the Revised Code or sold or transferred pursuant to section 5723.04 of the Revised Code, any political subdivision in which the forfeited land is located or the county land reutilization corporation of the county in which the forfeited land is located, or an officer, agent, or employee of the subdivision or corporation, upon knowledge or belief that the forfeited land is unoccupied as defined in section 323.65 of the Revised Code, may enter the forfeited lands and any buildings, structures, or other improvements located on that land, for any of the following purposes:

(a) Conducting an appraisal or inspection of the buildings, structures, or other improvements located on the forfeited land;

(b) Conducting a voluntary action as defined in Chapter 3746. of the Revised Code or other environment assessment of the forfeited land and any buildings, structures, or other improvements located on that land;

(c) Conducting any other health and safety inspection of the forfeited land and any buildings, structures, or other improvements located on that land.

Unless an action or omission of a political subdivision or county land reutilization corporation, or an officer, agent, or employee of the subdivision or corporation, by clear and convincing evidence, constitutes willful or wanton misconduct or intentionally tortious conduct, the political subdivision or county land reutilization corporation, or an officer, agent, or employee of a subdivision or corporation, that enters the forfeited land pursuant to this division is not liable in any civil or administrative action, including an action in trespass, resulting from the entry onto the forfeited land or for any tort action as defined in section 3746.24 of the Revised Code resulting from the testing for or actual presence of hazardous substances or petroleum at, or the release of hazardous substances or petroleum from, a property where a voluntary action is being or has been conducted pursuant to Chapter 3746. of the Revised Code and the rules adopted under it. This immunity is in addition to any immunities from civil liability or defenses established by any other section of the Revised Code or available at common law. Any entry upon forfeited land and any buildings, structures, or improvements located on that land pursuant to division (A)(4) of this section shall not constitute the exercise of dominion or control over the land or buildings, structures, or improvements on the land when that entry is for the purposes described in divisions (A)(4)(a) to (c) of this section.

(B) Every parcel against which a judgment of foreclosure and forfeiture is made in accordance with section 5721.16 of the Revised Code is forfeited to the state on the date the court enters a finding under that section. After that date, all the right, title, claim, and interest of the former owner is transferred to the state to be disposed of in compliance with the relevant provisions of this chapter.

Amended by 130th General Assembly File No. TBD, SB 172, §1, eff. 9/4/2014.

Effective Date: 03-27-1991; 2008 HB138 09-11-2008; 2008 SB353 04-07-2009

Approved

14 NOV 18 AM 9 53

IN THE COURT OF COMMON PLEAS OF MUSKINGUM COUNTY, OHIO

CAROL L. FRIEL, TREASURER,
MUSKINGUM COUNTY, OHIO

Plaintiff,

Vs.

RON WHEELER, aka RONALD R. WHEELER, et al,

Defendants.

CASE NO. CV2014-0034

JUDGE COTTRILL

Auditor's Parcel Nos. 13-20-05-18-000;
13-20-05-15-000

NOTICE OF RIGHT TO PETITION
THE COURT FOR FORFEITURE OF
PARCEL

To: Board of County Commissioners
of Muskingum County, Ohio
401 Main Street
Zanesville, Ohio 43701

Village of Roseville
107 North Main Street
Roseville, Ohio 43777

Franklin Local Schools
360 Cedar Street
Duncan Falls, Ohio 43734

Muskingum County Land Reutilization Corporation
P.O. Box 3088
Zanesville, Ohio 43702-3088

Board of Township Trustees of Clay Township
c/o Becky Harrison, Fiscal Officer
9375 Elks Run Road
Roseville, Ohio 43777

Landbank

Tim Smith
Ext # 9
455-0646
East time
code enforcement
Xsmith@coz.org

Pursuant to Section 5723.01 (A)(3), Ohio Revised Code, Notice is hereby given of the right of each of the above to petition the Court for forfeiture of the above-referenced parcels to the petitioner. To be considered, such petition must be in writing and received by the Clerk of the Common Pleas Court, Muskingum County, Ohio, no later than Ten (10) days from the date of this notice. Said parcels have been assigned Auditor's Parcel #13-20-05-18-000 and #13-20-05-15-000, and are located at 26 Potters Lane, Roseville, Ohio and at 16 Main Street, Roseville, Ohio. The record owner of said parcels is Ron Wheeler aka Ronald R. Wheeler. Said parcels remained unsold after being twice offered for Tax Foreclosure Sale by the Muskingum County Sheriff; on October 23, 2014 and November 13, 2014.

Prosecutors office
Jelly Richard
455-7123

TODD A. BICKLE
Clerk of the Common Pleas Court
Muskingum County, Ohio
401 Main Street
Zanesville, Ohio 43701

→ 454-7104

0034	October 23, 2014	Tax Sale	13.20.05.18.000	Opening Bid	No Bid
		26 Potters Lane, Roseville	13.20.05.15.000	\$21,400	No Sale

NOTICE OF SALE UNDER JUDGMENT
OF FORECLOSURE OF LIENS FOR
DELINQUENT LAND TAXES

IN THE COMMON PLEAS COURT OF
MUSKINGUM COUNTY, OHIO

CASE NO. CV 2014-0034
JUDGE COTTRILL

CAROL L. FRIEL, TREASURER,
MUSKINGUM COUNTY, OHIO
Plaintiff

VS

RON WHEELER, aka RONALD R.
WHEELER, et al
Defendants

WHEREAS, judgment has been rendered
against certain parcels of real property for
taxes, assessments, charges, penalties, inter-
est, and costs as follows:

PERMANENT PARCEL NO.: 13-20-05-18-000
and 13-20-05-15-000

PROPERTY ADDRESS: 26 Potters Lane,
Roseville, Ohio 43777 and 16 Main Street,
Roseville, Ohio 43777

TOTAL AMOUNT OF JUDGMENT: \$16,352.95
(aggregate)

MINIMUM BID: \$ 21,400.00 (Includes Addi-
tional Estimated Taxes, Costs, and Fees.)

TERMS OF SALE: \$3,000.00 down the day of
sale; balance due upon confirmation

WHEREAS, such judgment orders such real
property to be sold by the undersigned to sat-
isfy the total amount of such judgment:

NOW, THEREFORE, public notice is hereby
given that I, MATTHEW J. LUTZ, Sheriff of
Muskingum County, Ohio, will sell together
the above-described parcels of real property
at public auction, to the highest bidder of an
amount that equals at least the minimum bid
as set forth above, in the corridor of the First
Floor of the Muskingum County Courthouse lo-
cated at 401 Main Street, Zanesville, Ohio, on
Thursday, the 23rd day of October, 2014, at
10:00 A.M. If the real property being sold
does not receive a sufficient bid, the same
shall be offered for sale, under the same
terms and conditions of the first sale and at
the same time of day and at the same place,
on Thursday, the 13th day of November, 2014,
for an amount that equals at least the mini-
mum bid for the parcels as set forth above.

MATTHEW J. LUTZ
Sheriff of Muskingum County, Ohio

D. MICHAEL HADDOX
Muskingum County Prosecuting Attorney
27 N. 5th St., Zanesville, Ohio 43701
(740)455-7123
(Pub: ZTR, Sep23,30, Oct17, '14#4887033)

Fund Status

UAN v2015.3

As Of 11/5/2015

Fund Number	Fund Name	% of Total Pooled	Fund Balance	Investments (Non-Pooled)	Checking & Pooled Investments (Pooled)
1000	General	8.365%	\$164,267.99	\$0.00	\$164,267.99
2011	Street Construction Maint. & Repair	2.258%	\$44,341.10	\$0.00	\$44,341.10
2031	Roseville Cemetery	1.313%	\$25,792.13	\$0.00	\$25,792.13
2032	Rose Hill Cemetery	2.504%	\$49,166.70	\$0.00	\$49,166.70
2041	Parks and Pool	0.422%	\$8,284.19	\$0.00	\$8,284.19
2042	Community Garden	0.003%	\$56.74	\$0.00	\$56.74
2051	FEMA-Federal Emergency Management A	0.000%	\$0.00	\$0.00	\$0.00
2061	NatureWorks Grant	0.000%	\$0.00	\$0.00	\$0.00
2062	Skate Plaza Fund	1.187%	\$23,312.67	\$0.00	\$23,312.67
2066	Police Training Grant	0.049%	\$968.94	\$0.00	\$968.94
2071	Income Tax	0.000%	\$0.00	\$0.00	\$0.00
2081	Drug Enforcement	0.096%	\$1,894.93	\$0.00	\$1,894.93
2101	Permissive Motor Vehicle License Tax	2.116%	\$41,551.49	\$0.00	\$41,551.49
2121	COPS Fast	0.032%	\$627.22	\$0.00	\$627.22
2901	Volunteer Fire/Ems Department	8.323%	\$163,436.72	\$0.00	\$163,436.72
2902	Squad Replacement Fund	5.277%	\$103,636.35	\$0.00	\$103,636.35
2903	Roseville Cemetery Perpetual Care	0.000%	\$0.00	\$0.00	\$0.00
2904	Rose Hill Cemetery Perpetual Care	3.967%	\$77,898.24	\$0.00	\$77,898.24
2905	Mayor's Court Computer Fund	0.126%	\$2,464.74	\$0.00	\$2,464.74
2907	Fire Department Club Account	0.594%	\$11,661.63	\$0.00	\$11,661.63
5101	Water Operating	11.436%	\$224,565.74	\$0.00	\$224,565.74
5201	Sanitary Sewer Operating	6.266%	\$123,049.92	\$0.00	\$123,049.92
5202	Regional Sewer Operating	3.997%	\$78,490.95	\$0.00	\$78,490.95
5203	Septage Operating Fund	2.390%	\$46,940.13	\$0.00	\$46,940.13
5701	Sewer Equipment Replacement	13.941%	\$273,769.36	\$0.00	\$273,769.36
5702	Water Improvements	5.054%	\$99,250.66	\$0.00	\$99,250.66
5703	Water Equipment Replacement	0.826%	\$16,224.45	\$0.00	\$16,224.45
5721	Sewer Debt Service	9.364%	\$183,885.04	\$0.00	\$183,885.04
5724	Water Debt Service	4.611%	\$90,548.44	\$0.00	\$90,548.44
5741	USDA Rural Dev Debt Service Reserve	3.565%	\$70,000.00	\$0.00	\$70,000.00
5781	Guaranteed Deposit Fund	0.678%	\$13,307.41	\$0.00	\$13,307.41
5901	Flood Control	1.240%	\$24,356.09	\$0.00	\$24,356.09
9101	Unclaimed Monies	0.000%	\$0.00	\$0.00	\$0.00
9901	Fire Insurance Loss Proceeds	0.000%	\$0.00	\$0.00	\$0.00
All Funds Total			\$1,963,749.97	\$0.00	\$1,963,749.97
			Pooled Investments		\$0.00
			Secondary Checking Accounts		\$0.00
			Available Primary Checking Balance		\$1,963,749.97

DESCRIPTION
APPROVED
By: A.C. Swinehart
8-29-2014 CLS

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

EXEMPT ☒

DEBRA J. NYE, COUNTY AUDITOR

0076

Image ID: 000001961110 Type: OFF
Kind: DEEDS
Recorded: 01/22/2015 at 12:10:58 PM
Fee Amt: \$28.00 Page 1 of 2
Instr# 201500000739
Muskingum County
CINDY RODGERS County Recorder
BK **2573** PG **566**

TRANSFERRED
Jan 22 20 15
DEBRA J. NYE BAT
AUDITOR, MUSKINGUM COUNTY, OHIO

Limited Warranty Deed

Know All Men by These Presents: *That Muskingum County Land Reutilization Corporation, an Ohio Community Improvement Corporation, the Grantor, for valuable consideration paid, grants, with limited warranty covenants, to The Village of Roseville, the Grantee, whose tax mailing address is: 107 N. Main Street, Roseville, OH 43777 the following real property: See attached Exhibit "A"*

Parcel Numbers: 13-20-05-18-000; 13-20-05-15-000
Prior Instrument Reference: **Volume 2568 Page 452**
Property Address: 26 Potters Lane & 16 Main Street, Roseville OH 43777

The Grantor, its successors and assigns, covenants with the Grantee, its successors, assigns and successors, that the granted premises are free from all encumbrances made by the Grantor, and that it warrants and will defend the same to the Grantee, its Successors, assigns and successors, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

Executed this 21st day of January, 2015

Muskingum County Land Reutilization Corporation
By: [Signature]
Tim Smith, Chairman of the Board of Directors of Muskingum County Land Reutilization Corporation

State of Ohio
Muskingum County } ss

Before me a Notary Public in and for said county and state, personally appeared, Tim Smith, Chairman of the Board of Directors of The Muskingum County Land Reutilization Corporation, who acknowledged to me he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Zanesville, Ohio this 21st day of January, 2015.



LORRAINE SCOTT
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
August 31, 2015
Lorraine Scott
Notary Public

Prepared by: Moorehead Law Offices 58 N 5th Street Zanesville, OH 43701

DESCRIPTION

APPROVED

By: A.C. Swinehart
8-29-2014 CLSImage ID: 000001961111 Type: OFF
Kind: DEEDS

Page 2 of 2

BK 2573 PG 567

EXHIBIT "A"

Situated in the State of Ohio, County of Muskingum, Township of Clay, Village of Roseville (Plat Book 2, Page 3), bounded and described as follows:

Being all of lots 62, 63, 64, and 65 of the Village of Roseville. Described as follows:

Commencing at a hole drilled in concrete at the Southwest corner of lot 39; Thence north 89 degrees 52 minutes 00 seconds East along First Street 180.00 feet to an iron pin set at the Southwest corner of lot 62, also being the **Place of Beginning**; Thence North 00 degrees 50 minutes 00 seconds West along the east line of Potters alley 270.40 feet to an iron pin set at the Northwest corner of lot 65; Thence North 89 degrees 52 minutes 00 seconds East along south line of a 12.00 foot wide alley and the north line of lot 65, 165.00 feet to a hole drilled in concrete at the Northeast corner of lot 65; Thence South 00 degrees 50 minutes 00 seconds East along the east line of lots 65, 64, 63, 62, and the west line of the Village of Roseville Vol. 447, page 361, 270.40 feet to the Southeast corner of lot 62; Thence South 89 degrees 52 minutes 00 seconds West along First Street 165.00 feet to the **Place of Beginning**, containing 1.024 acres more or less.

Also the following described parcel: Commencing at a hole drilled in concrete at the southwest corner of lot 39 of the Village of Roseville; Thence North 89 degrees 52 minutes 00 seconds East 345.00 feet to an iron pin set; Thence North 00 degrees 50 minutes 00 seconds West 135.20 feet to the Southeast corner of lot 64, the **Place of Beginning**; Thence North 00 degrees 50 minutes 00 seconds West along lot 64, 65, and lot 66, 213.20 feet to a hole in concrete at the Southeast corner of Lot 67; Thence leaving lot 67 North 89 degrees 52 minutes 00 seconds East 73.55 feet to an iron pin set; Thence South 00 degrees 50 minutes 00 seconds East along the west side of Moxahala Creek in the levee of Roseville Flood Control 213.20 feet to an iron pin set; Thence South 89 degrees 52 minutes 00 seconds West across levee 73.55 feet to the **Place of Beginning**, passing an iron pin at 40.00 feet. Containing 0.360 acres more or less. Being all parcels 13-20-05-18-000 and 13-20-05-15-000.

This parcel is subject of all restrictions that apply to the levee use set forth by the U.S. Corps of Engineers.

Bearings are based on Main Street bearing North 00 degrees 50 minutes 00 seconds West.

Iron pins set are number 5 Reinf bars 30 inches long with plastic I.D. caps

Ref. Vol. 849, page 98.

Survey and description by R.L. Daniels Registered Surveyor #5410.

Parcel Nos.: 13-20-05-18-000; 13-20-05-15-000

Being known as 26 Potters Lane, Roseville Ohio 43777 (Par. #13-20-05-18-000); 16 Main Street, Roseville, Ohio 43777 (Par. #13-20-05-15-000).

ATTACHMENT B

LETTER FROM STATE ENVIRONMENTAL AUTHORITY (III.C.2)

- b.) Ohio Environmental Protection Agency Letter



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

December 11, 2015

U.S. Environmental Protection Agency, Region 5
ATTN: Matthew Didier
77 West Jackson Blvd., Mail Code SE-7J
Chicago, IL 60604-3507

RE: Village of Roseville Cleanup Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the Village of Roseville Cleanup Grant Proposal. The Village of Roseville is applying for a cleanup grant totaling \$200,000. We have worked with Ohio's brownfields in the past and hope to be able to provide support to Village of Roseville under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The former Ungemach Pottery operated within a residential area of Roseville, Ohio from 1910 – 1997. Leveraged funds matching 20% of the grant are understood and Letters of Commitment and Letters of Support are being provided with the grant proposal. The Village has received and distributed many grants including \$120,699 Ohio EPA Clean Ohio Assistance Funding for the Phase II Assessment of the former Ungemach Pottery.

Prior to 1970, potteries flourished in downtown Roseville, but they are gone and dangerous levels of lead remain. The initial feedback from the local community is positive and public meetings are well attended. The community supports the remediation of the contamination, leading to a safer and healthier environment for the future generations. The reuse of this current brownfield will stimulate the local economy which is much needed.

We look forward to working with the Village of Roseville and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager
Ohio Environmental Protection Agency
Site Assistance and Brownfield Revitalization

cc: Heidi Milner, Village of Roseville, Ohio
Kristy Hunt, Ohio EPA, DERR/SEDO

ATTACHMENT C

**LETTERS OF COMMITMENT FROM COMMUNITY ORGANIZATIONS
(V.B.3)**

- **c.) Community (non-government)**

The Freddie J. Dixon Foundation

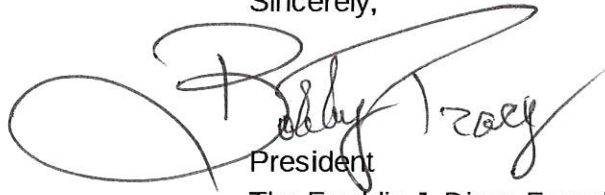
472 Zanesville Road
Roseville, Ohio 43777

To Whom It May Concern:

We have worked with the Village of Roseville on many projects and when ask what we thought of this latest idea we were thrilled. We support any and all things that make our hometown a better place to raise our children and grandchildren whether it be paving a street, new and additional sidewalks, fixing and repairing storm drains, park upgrades. When a small community gets a chance to improve it brings pride to the community so that new business can come in and prosper. With the Brownfield sites those areas can be cleaned and rebuilt into something we can be proud of. All this could help with the financial stress that is bringing down our community. Lets wake this place up so we can move forward.

No matter what part you would play in this endeavor believe that The Freddie J. Dixon Foundation supports the efforts of the Village of Roseville and all involved to help make the lives of the residents better and the village prosperous.

Sincerely,



President
The Freddie J. Dixon Foundation

**George & Joan Spring
105 West Street
Roseville, Ohio 43777**

September 1, 2015

To whom it may concern,

We have been residents of Roseville over 60 years. All improvements are more than welcome.

We wish to show our support for The Village of Roseville's neighborhood improvements, the splash pad at the site of the old swimming pool, resurface of Main Street, new sidewalks on Main and First Street, & cleanup of Potters Lane property.


George Spring


Joan Spring

*ROSEVILLE HISTORICAL SOCIETY
140 S. MAIN STREET
ROSEVILLE, OHIO 43777*

September 1, 2015

To whom it may concern;

We would like to show our support for the Village of Roseville's improvements for the cleanup of Potters Lane property, Main Street sidewalks, resurface of Main Street, neighborhood revitalization, and the splash pad at old swimming pool site.

Members of The Roseville Historical Society

**ROSEVILLE PRESBYTERIAN CHURCH
212 MAIN STREET
ROSEVILLE, OHIO 43777**

September 1, 2015

To whom it concerns;

The members of the Roseville Presbyterian Church are in full support of the Village of Roseville improvements of Potters Lane property cleanup, new sidewalks, resurfacing of Main Street, replacing sidewalk on First Street, add a splash pad at the site of the old swimming pool, and in general Neighborhood revitalization.

Roseville Presbyterian Church

George & Joni Spears
37 East First Street
Roseville, OH 43777
August 30, 2015

Village of Roseville
107 N. Main Street
Roseville, OH 43777

Dear Mrs. Heidi Milner,

I am writing this letter to express my views on the eye sore directly across the street from my home. I have lived in the same house for over twenty years and have a view of a busted up parking lot needing attention, piles of concrete, metal and dangerous materials. I watch children play, sit talking, and ride bikes where soil is contaminated.

We have students that walk to catch a bus before daylight, adults that jog, and parents that push their young children in strollers each day on sidewalks that falling apart and dangerous.

With this grant Roseville would be rid of some if not all of our contaminated soil and have a safer place to walk, visit and exercise.

Sincerely,

George & Joni Spears

420 Zanesville Road
Roseville, Ohio 43777
October 08, 2015

To Whom It May Concern:

This letter is being written in support of the Village of Roseville's grant application(s) for needed improvements that include:

- Paving
- Sidewalks/curbs on Main Street
- Brownfield - clean up abandoned pottery sites.

My husband and I have lived in the Village for forty (40) years. We know the Village struggles financially to meet all of its needs. We have lost revenue due to the closing of many potteries in our community. The coal mining industry in our area has also experienced a loss of employment which, again, affects our tax base.

The median income in Roseville is low and job opportunities are few. The majority of residents work outside the Village and do not pay income tax here.

We support the Village's grant application(s) for the aforementioned improvements which will benefit all residents of our community.

Sincerely,



Carole Sowards

American Legion Auxiliary Unit 71
74 S. Main Street
Roseville, Ohio 43777

October 08, 2015

To Whom It May Concern:

This letter is written in support of the Village of Roseville's grant application(s) for needed improvements that include:

- Curbs and sidewalks along Main St.
- Paving
- Brownfield - clean up abandoned pottery sites.

This American Legion Auxiliary Unit has been a part of the Roseville community for many years. While not all our members reside within the Village, we certainly all know there has been a significant loss of revenue here. We have one pottery in operation and the other few businesses are small employers

There are many improvements needed here that the Village does not have the financial means to do.

We totally support any grant application the Village is pursuing to make our community a better place to live.

For God and Country

American Legion Auxiliary Unit 71

C.A. Sowards

C.A. Sowards, Unit Secretary



Peoples National Bank

September 30, 2015

To Whom It May Concern:

It is my pleasure to write a letter in support for the Village of Roseville concerning grants applications for the Ohio EPA Brownfield Grant, Community Development Block Grant, Neighborhood Revitalization Grant and the Ohio Public Works Commission.

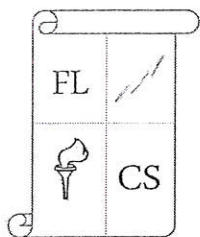
We at Peoples National Bank work with the Village on a day to day basis and have a strong relationship. Our bank is the only bank located in the community and the residents often voice their concerns regarding the health and welfare and betterment of the Village.

The majority of the Village of Roseville residents have a very low income, therefore, funds are not often available to make improvements that would provide a safer mode of living. Grant funding would make it possible to provide safe sidewalks, remove unsafe structures, make necessary repairs to the swimming pool, and pave streets, etc. While the community may low on funds, they are rich in pride and would truly appreciate the funding for their Village.

In conclusion, I fully support the efforts of the Village as they seek funding to make vital improvements that will aid the Village and its residents.

Sincerely,

Lisa K. Fulk
Loan Officer and Branch Manager
Peoples National Bank-Roseville
55 N. Main Street
Roseville, Ohio 43777



Franklin Local Community School

76 West Athens Road
Roseville, OH 43777

Phone: 740.697.7317
Fax: 740.697.0793

Frank J. Van Kirk
Principal

Jean Lahna
Superintendent

Scott Paul
Treasurer

September 28, 2015

To Whom It May Concern:

It is my pleasure to write this letter of support for the Village of Roseville's attempt to secure grant funding for community improvements. Having spent over 20 years as an educator and principal in Roseville I have witnessed firsthand how the reduction of funding has affected the residents.

The Village of Roseville and its residents would benefit greatly from the proposed improvements such as; lighting, new sidewalks, park maintenance, refurbished pool, athletic fields, and the repair or demolition of structures in disrepair.

There is a limited tax base for the village to draw from in order to make these needed improvements. The proposed repairs could lead to a much needed revitalization of Roseville. It is without question that I fully endorse the efforts of the mayor and village council in the pursuit of any and all grant funds that may be available.

If I may be of any further assistance please do not hesitate to contact me at 740-697-7317.

Sincerely,

 9/28/15
Frank J. Van Kirk, Principal



R and R Gulf

84 N Main St

Roseville, OH 43777

(740) 697-0770

Heather Gilliland, manager

September 24, 2015

To Whom It May Concern,

I am writing this letter of support of any grants available to improve the community here in Roseville, Ohio. As the manager of the gas station here in town I have the opportunity to interact with many members of the community, and hear their concerns, as well as my own about such things as street repair, lighting, and unsafe/unsightly properties here in town. Any funds available for the revitalization of the village would aid in the success of this business, as well as the others that are in this community.

The owners and management of the station are in full support of the planned improvements set forth by The Village of Roseville.

Sincerely,

A handwritten signature in cursive script that reads "Heather Gilliland".

Heather Gilliland

Manager, R and R Gulf

Franklin Local School District

Roseville Elementary School

35 Elm St

Roseville, Ohio 43777

Mr. Dustan Henderson, Principal

Mrs. Beverly Bell, LSW

Phone -- 740 697-7216 -- Fax -- 740 697-7143

September 23, 2015

TO WHOM IT MAY CONCERN:

I am writing this letter of support of any community grants available to our town of Roseville, Ohio. Being the social worker at the elementary school in this community provides me with further insight as to needs of the community and how monies and a good community foundation are paramount in stimulating and strengthening the citizens that reside in town.

The economy is low and grants are helpful in accommodating updates that secure and provide safety in new sidewalks, structures demolished or repaired, lights, park maintenance with pool, ball fields and trails. Developing plans for any additional community improvements are often faced with monetary issues. There are no large businesses, factories or corporations in this town to help facilitate new development with in kind monies or taxes so grants are most helpful. Our young students need a comfortable, safe environment to survive, thrive and promote well-being. We appreciate the community support the school receives with police, water service, road service, municipal support and the close relationship with the school setting. I support any grant opportunities the community receives.

Sincerely,



Beverly Bell, social worker



September 23, 2015

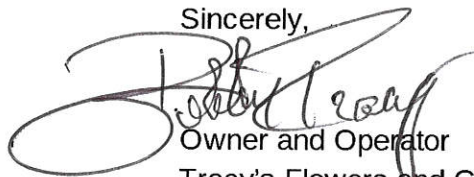
Tracy's Flowers and Gifts
145 N. Main Street
Roseville, Ohio 43777

To Whom it May Concern:

I recently attended a public meeting here in the Village of Roseville that brought up monies for the repair of storm drains, curbs, street paving and other things that the village needs badly.

Being a business owner in this community for 30 years these things that I have mentioned are important not only making the village look nice but draws in customers for myself but also other businesses in our community. Having been raised here in the Village of Roseville I have witnessed many changes in our little community some of them good and some of them not so good. If the funds are available for these projects I can only hope we can get enough to fix the storm drain next to my business that the village doesn't have the funds to repair properly a band-aid doesn't work anymore. Any and all funds available for any and all of the projects listed is supported by Tracy's Flowers and Gifts and I'm sure other businesses in the community feel the same way.

Sincerely,



Owner and Operator
Tracy's Flowers and Gifts

ATTACHMENT D

**DOCUMENTATION INDICATING LEVERAGED FUNDS
ARE COMMITTED TO THIS PROJECT
(V.B.2.c)**



Public Health
Prevent. Promote. Protect.
Zanesville-Muskingum County

Our Mission

To promote, protect & improve public health in Muskingum County.

October 22, 2015

Heidi Milner, MMC
Chief Fiscal Officer
Village of Roseville
107 N Main Street
Roseville OH, 43777

Dear Ms. Milner,

The Zanesville-Muskingum County Health Department is in support of your efforts to clean up lead contaminated soils in your village. We recognize the potential threat to public health caused by lead in our environment and are willing to assist in any way we can to reduce the exposure risk.

Our department is a delegated authority for public health lead investigations in Muskingum County. As a delegated authority, the health department provides case management and lead education for children under 6 years of age with lead levels of 5-9 ug/dL. For all children under 6 years of age with a lead level of 10 ug/dL or higher a full public health lead investigation is conducted to determine the source of the lead. Case management is provided to the family until there are 2 consecutive lead levels less than 5 ug/dL or the child turns 6 years of age.

Please let me know if we can provide additional assistance in you efforts.

Sincerely,

Ed Shaffer RS
Director of Environmental Health

Health Department
205 N. 7th Street
Zanesville, OH 43701

Ph: 740-454-9741
Fax: 740-455-6726
www.zmchd.org

Board of Health

Jennifer Agin	Lee Roach
Bill Bird	Thomas Ruggles, MD
James Brown	James Shepherd
Paul Nestor	



PERRY METROPOLITAN HOUSING AUTHORITY

Administrative Office
26 Brown Circle Drive
Crooksville, Ohio 43731
(740) 982-5991
FAX (740) 982-1274

Section 8 Program
26 Brown Circle Drive
Crooksville, Ohio 43731
(740) 982-8021
FAX (740) 982-8025

Public Housing
13000 Parkview Drive
Roseville, Ohio 43777
(740) 697-0323
FAX (740) 697-0411

September 30, 2015

To Whom This May Concern:

The Perry Metropolitan Housing Authority approves and supports all community improvements the Village of Roseville is planning. Our stance is that anything that can positively improve the community and that will improve the residence of the community is worth its weight in gold to complete.

Living in the small village in Perry County, we take pride in our community and the residents. Over the past years with the shortfall in funding sources along with Perry County being economically depressed, our communities have had to focus funding to maintain employees and police protection. Unfortunately the swimming pools, sidewalks, and streets had to take a backseat.

The Village of Roseville has a caring and hardworking Mayor in charge. She is devoted, dedicated and the sight to build our community to what it was before and better. She has also explored funding avenues to help us in funding a safety project at our housing authority's senior community. For this we support her and her staff in their efforts to obtain funding.

If you have any question, please feel free to contact me.

Sincerely,

Michael A. Hankinson
Executive Director

ATTACHMENT E
COMMUNITY NOTIFICATION AND RESPONSE DOCUMENTATION
(III.C.6)

November 24, 2015 Comments/Responses

Comments were solicited, but no comments to the draft ABCA were made during the public meeting November 24, 2015.

Comments (e.g., potential restricted access during remediation) and Responses (e.g., some short road closures may be needed but lengthy closures are not expected) made during the public meeting are contained in the meeting Minutes.

September 1, 2015 Comments/Responses

The draft ABCA was not present at the preliminary public meeting held September 1, 2015.

Meeting Minutes provide meeting content.

No comments have been made outside the two public meetings. Therefore, no responses have been necessary outside the public meetings.

Note: Other Comments and/or Responses received during the public comment period will be retained.

Village of Roseville is holding a Public Meeting on November 24, 2015 at 6:00pm at the Municipal Building to provide an opportunity for the community to submit comments on Roseville's US. EPA Brownfield Cleanup proposal and the draft Analysis of Brownfields Cleanup Alternatives (ABCA). The draft ABCA will be available at the Municipal Building, Roseville U.S. Post Office, and John McIntire Library to view. Public participation is needed and comments will be taken during the meeting and forms to take home to submit at a later date. EPA Brownfield Grant Application discussion will include potential leveraging possibilities with Community Development Block Grant (CDBG) Neighborhood Revitalization Grant Program (NRG). For more information contact Heidi Milner, MMC

BRIEFS

Roseville having public meetings

ROSEVILLE - The Village of Roseville will have public meetings at 6 p.m. and 7 p.m. Tuesday, at the Municipal Building, 107 N. Main St., Roseville.

The first meeting will be submission of comments regarding the village's Environmental Protection Agency brownfield cleanup proposal and the draft analysis of brownfield cleanup alternatives. The analysis draft is available for review at the municipal building, Roseville Post Office and John McIntire Library.

The second meeting will feature discussion of the street light assessment and possible reduction of street lights and the skate park. Legislation regarding the matters will be introduced at the Dec. 15 regular village council meeting.

For more information, contact fiscal officer Heidi Milner at 740-697-7323, ext. 2.

ATTENDANCE SHEET

PURPOSE: USEPA CLEAN UP GRANT, COMMUNITY IMPROVEMENTS, CDBG, OPWC, AND NRG

PLACE: Municipal Building, 107 N. Main Street, Roseville, Oh 43777

DATE & TIME: November 24, 2015 @ 6:00pm

<u>NAME</u>	<u>Address</u>	<u>Speak Y or N</u>
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<i>Debra Wilson</i>	<i>10750 Hwy Pdo 26, Roseville OH</i>	<i>No</i>
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<i>Humbert Dizon</i>	<i>472 Zanesville Rd</i>	<i>No</i>
----------------------	--------------------------	-----------

<i>Jim Bank</i>		<i>no</i>
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<i>Luis Guey</i>	<i>87 East Athens Rd</i>	<i>NO</i>
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<i>DAVE CARROLL</i>	<i>301 ZANESVILLE Rd</i>	<i>NO</i>
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<i>James L. Smith</i>	<i>164 E. ATHENS RD</i>	<i>NO</i>
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<i>Johnny Carey</i>	<i>145 Main St Roseville</i>	<i>No</i>
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<i>Christine Ross</i>	<i>12700 TWP RD 71 NAVE Roseville</i>	<i>No</i>
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<i>Dan Vetter</i>	<i>94 CHANEY ST. Roseville</i>	<i>no</i>
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<i>Jack Lambert</i>	<i>74 E Athens Rd</i>	<i>No</i>
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<i>Pete Smith</i>	<i>-176 S MAIN ST</i>	<i>No</i>
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<i>Mary Spring</i>	<i>304 Washington St Roseville</i>	<i>no</i>
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Roseville Village Public Meeting
Council Chambers
November 24, 2015

CALL TO ORDER

Mayor Dixon called the public meeting of the Roseville Village to order at 6:00 pm at 107 N. Main St., Roseville Ohio 43777.

The Pledge Of Allegiance Commenced.

ATTENDANCE:

Council: Mr. Williams, Mrs. Rhodes, Mr. Strate, Ms. Guy, and Mr. Lambert. Also, at the meeting were: Mayor Kimberly Dixon and Fiscal Officer Heidi Milner, MMC.

COMMUNITY NOTIFICATION

Mayor Kimberly Dixon

Mayor Dixon introduced the speakers and welcomed the residents to the public meeting for the remediation of the former Ungemach Pottery Site at 26 Potters Lane and 16 Main Street. This meeting is to provide an opportunity for the community to submit comments on the Village's proposal to the Environmental Protection Agency and the Draft Analysis of Brownfields Cleanup Alternative (ABCA). Citizens will be able to provide comments either verbal at the end of the public meeting or by a form that is included as an attachment to tonight public meeting. Copies of the proposal and draft ABCA are available at the U.S. Post Office, John McIntire Library, and here tonight at the Municipal Building.

**U.S. ENVIRONMENTAL PROTECTION AGENCY PROPOSAL AND DRAFT ANALYSIS OF
BROWNFIELDS CLEANUP ALTERNATIVE (ABCA)**

Heidi Milner, MMC Fiscal Officer Village of Roseville

Fiscal Officer Milner, MMC explained that the Village of Roseville will be applying for a Site Specific Cleanup grant through the USEPA Brownfield Assessment Grant to obtain federal funds in the amount of \$200,000 to repair the blighted site, mitigate exposure to lead contaminated soil, and return a site to a productive reuse for economic development. Roseville will contribute 20% or \$40,000 to the project. Without the USEPA Brownfield Assessment Grant we would not be having this discussion because the Village wouldn't be able to fund the entire project ourselves and this is the only grant funds available for this property.

Roseville's Brownfields are pottery sites that contribute to our high level of lead contaminated in the area. In the 1990s USEPA determined Roseville lead content at 125 times the normal concentration. The Muskingum County Health Department sent a letter supporting our efforts because Roseville is the biggest lead contaminated town in their jurisdiction. The national average of lead poisoning in children under 6 is .62% and Roseville is at 1.27%; more than double the national average.

Roseville completed the Voluntary Action Program (VAP) Phase I in 20015 and VAP Phase II in 2008. The information obtained from the VAP Phase II assessment helped in the Analysis of Brownfield Cleanup

Alternatives (ABCA) included in the USEPA Brownfield Assessment Grant proposal. Milner detailed the list of Alternatives below:

Take No Action - Although low cost and easy to implement, this alternative would not provide any positive effect toward reaching the remedial goal of achieving Ohio VAP re-use standards and obtaining No Further Action (NFA) status and a Covenant Not to Sue (CNS) from the State of Ohio. Planned redevelopment would fail due to the site's regulatory status. The site would continue to be a blight and contribute to the health risk of the community.

Excavate and Dispose - This alternative would consist of the excavation and disposal of soil exceeding 800 mg/kg of lead in the upper two feet of soil in order to meet VAP commercial/industrial standards for direct contact. Based on the Phase II assessment work completed to date, it is estimated that 750 tons of lead contaminated soil would be required to be removed from the site and disposed of at a properly licensed landfill. This alternative is readily implemented, effective, and reliable. It is cost effective and achievable within the project/grant budget provided that the estimated volume of contaminated soil is not greatly exceeded. A significant benefit is that the contaminated soil would no longer be available at the site to be a source of potential human health risk, environmental harm, or an impediment to future development plans. The estimated cost of removal and disposal of 750 tons of hazardous lead contaminated soil at \$108/ton is \$81,000. When replacement with clean soil is factored into the cost and oversight, reporting, and NFA preparation is included, the total cost of this alternative is approximately \$240,000.

In-situ Stabilization – Stabilization of heavy metals like lead is a proven technology and could be effective in chemically binding the lead so that it is no longer susceptible to leaching. This can significantly lower disposal costs of lead-contaminated soil that fails leaching tests (TCLP) and is characteristically hazardous. Reduced leaching potential also lowers the risk of lead migration in the environment and exceeding standards for various exposure pathways in the future. However, the fixed cost of supplying the material and equipment to ensure the proper mixing of the stabilizing agent is generally not cost effective on a small scale. Stabilization also does not lower the total lead concentration, which is the concentration that VAP standards are based on, so this remedial alternative by itself is not likely to be advantageous for this site. The cost of stabilizing 750 tons of soil at \$40/ton is \$30,000 when other related costs for oversight, reporting, and NFA preparation are considered, the cost of this alternative is approximately \$132,730.

Engineering Controls – Blocking or severing the exposure pathway through implementation of engineering controls (e.g., pavement or building floors) is a cost effective and proven approach. Since parking pavement in the area of the lead contaminated soil is currently planned, this approach is readily implementable. The primary disadvantage is that the contaminated soil remains at the site and is therefore available as future source of potential human risk or environmental harm if the engineering control is removed or altered during future development. An operation and maintenance plan (an agreement with the Ohio EPA) is required to be established and continued in perpetuity under this alternative. The estimated cost of installing 6,725 square foot of pavement at \$4.50/square foot is \$30,262.50. Including other related cost such as oversight, reporting, and NFA preparation makes the total cost of this alternative approximately \$132,992.50.

Institutional Controls (Land Use Restrictions) – Land Use restrictions instituted via an Environmental Covenant with the Ohio EPA are a very cost effective and readily implement means of addressing certain remediation issues. For example, a land use restriction prohibiting ground water use on the Property for potable purposed eliminates the ground water ingestion pathway. However, a land use restriction that would prevent potential contact with the lead contaminated soil would need to restrict all access to that

portion of the site and would render the Property unsuitable for redevelopment. The estimated cost of implementing institutional controls stringent enough to eliminate the known exposure pathways is estimated to cost \$92,265 and would likely render the site unusable for most redevelopment projects.

Recommended Cleanup Alternative

The preferred remedial approach incorporates a combination of the above alternatives. Source removal via 'exaction and disposal' will be performed to the extent that the budget will allow. If the contaminated soil volume exceeds the amount that can be cost-effectively removed, engineering controls will be implemented to complete the remedy. Institutional controls consisting of prohibiting ground water use and limiting on-site land-use to commercial/industrial activities will also be employed. This combination of alternatives will maximize the benefit with good use of required resources (e.g., energy needed for remedial actions and prudent use of landfill space). As supported in the budget table, the estimated cost of the recommended cleanup is \$240,000.

LEAD INFORMATION

Muskingum County Health Department

Mayor Dixon contacted the Muskingum County Health Department to obtain critical information that they can share with the residents. The Muskingum County Health Department provided each person with a couple of brochures including "Keep Your Child Safe from Lead Poisoning" and "Cleaning to control lead dust in your home." Mayor Dixon went over the brochures along with the signs and symptoms of lead poisoning. The Ohio Department of Health sent brochures and a Blood Lead Testing Requirements Questionnaire. All extra brochures and pamphlets will remain at the Municipal Building. Lead contamination is one the biggest known environmental issue in Roseville, Ohio due to the pottery industries that started in the 1900s.

RESIDENTS

Jim Barbour at N Main Street

Mr. Barbour owns a garage next the Ungemach Pottery site. He was concerned if the cleanup would affect him from accessing the garage during the remediation process. Fiscal Officer Milner explained that the road may shut down for certain time periods during the removal of the soil but will not be shut down for the entire remediation process. Roseville and the contractor will work with him to make sure he has access to his garage.

Darrin Strate at 164 E. Athens

Mr. Strate commented on the improvements the Village has made already. The existing building that was full of trash initially and attracted unwanted behavior activities now has a great appearance. Since the Village purchased the property kids and suspicious activities have ceased. The building received new doors, tin, and a paint job. The cleanup will make the rest of the property more viable for future growth in Roseville since it is within the business district of Roseville.

Kimberly Dixon at 472 Zanesville Rd

Ms. Dixon spoke about what a positive impact the former Brush Pottery Site remediation had on Roseville a few years ago. That site had an end user already determined but has since been

approached by larger corporations. Roseville has no vacant clean sites on Main Street (Business District) to offer to prospective developers. Family Dollar/Dollar General was interested in this site two years ago because it was more than an acre but didn't want to participate in the cleanup process that could take up to 2 years. They have since purchased a property less than 1,000 feet outside of Roseville's jurisdiction but has yet to build on the site.

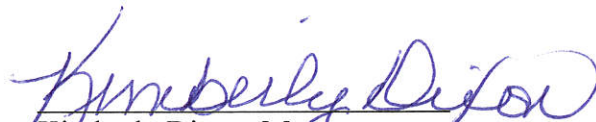
Bobby Tracy at 145 Main St

Mr. Tracy has owned a flower shop in Roseville for over 30 years. He is anxious to see a site available for possible economic development. When new develops are established it helps the existing businesses grow as well.

Each member received a form that they may submit to Heidi Milner, MMC if anyone has comments that they didn't want to share publicly or think of after the meeting. No one had comments on the ABCA.

Meeting adjourned at 6:45pm


Heidi Milner, Fiscal Officer


Kimberly Dixon, Mayor

Village of Roseville ~ Public Meeting
September 1, 2015 at 6:00pm
Municipal Building

Come with suggestions about Community Improvement Projects. All residents are invited and public participation is a requirement for these grants.

EPA Brownfield Grant Application discussion will include potential leveraging possibilities with Community Development Block Grant (CDBG) Neighborhood Revitalization Grant Program (NRG), and an overview of CDBG NRG Program.

ATTENDANCE SHEET

PURPOSE: USEPA CLEAN UP GRANT, COMMUNITY IMPROVEMENTS, CDBG, OPWC, AND NRG

PLACE: Municipal Building, 107 N. Main Street, Roseville, Oh 43777

DATE & TIME: September 1, 2015 @ 6:00pm

<u>NAME</u>	<u>Address</u>
Keith Miller	Village of Roseville
Robert J. Dixon	472 ZANESVILLE Rd
Dave Curroll	301 ZANESVILLE Rd
Angelo Brange	1000 VILLAGE GREEN DRIVE
Jeff Slack	275 WALNUT ST
Harri L. Smith	164 E. NICHOLS RD
Chris Tracy Ross	Roseville
John Speller	37 E. 1 st St. Roseville
Ken Speller	37 E 1 st St Roseville
John Speller	195 MAINE Roseville
Pete Smith	1765 MA Roseville OH
DANN WILLIAMS	94 CHERRY Roseville OH
Rebecca Cole	74 S Main Roseville
Carole Sowards	420 Zanesville Rd Roseville

ATTENDANCE SHEET

PURPOSE: USEPA CLEAN UP GRANT, COMMUNITY IMPROVEMENTS, CDBG, OPWC, AND NRG

PLACE: Municipal Building, 107 N. Main Street, Roseville, Oh 43777

DATE & TIME: September 1, 2015 @ 6:00pm

<u>NAME</u>	<u>Address</u>
Nancy Mallin	74 E Athens Rd Roseville OH
Tracy Payton	17880 Barr DR
Gay Carr	201 W. Buckeye St Crooksville Oh 43777
L. R. Pate	30 Barton St. Roseville, OH 43777
Derrick Keyler	108 W Athens Rd Roseville

CALL TO ORDER

Mayor Dixon called the public meeting of the Roseville Village to order at 6:00 pm at 107 N. Main St., Roseville Ohio 43777.

The Pledge Of Allegiance Commenced.

ATTENDANCE:

Council: Mr. Williams, Mrs. Rhodes, Mr. Strate, and Mr. Lambert. Also, at the meeting were: Mayor Kimberly Dixon, Administrator Jeffrey Slack, Jessie Powers HAPCAP, and Fiscal Officer Heidi Milner, MMC.

Welcome

Mayor Kimberly Dixon

Mayor Dixon introduced the speakers and welcomed the residents to the public meeting for Roseville Revitalization. This meeting is being held to discuss the concerns residents have on the conditions of Roseville's streets, sidewalks, swimming pool, curbs or lack thereof, and the contaminated/ blighted property at 26 Potters (Former Ungemach Pottery Site).

Mayor Dixon recapped the previous meetings and discussions with residents, business owners, and local organizations/associations.

- 1) The swimming pool was closed this year (2015) for the first time in over 10 years due to an unrepairable filtration line that sits underneath the swimming pool. The swimming pool use has declined drastically over the past several years but the residents and the Village wants to utilize the area in some capacity. The infrastructure surrounding the pool such as the restrooms, concession stand, pump house, the pumps and filters are in excellent condition due grant funded projects received through ODNR, Governor's Office of Appalachia, etc. Discussions have been held to convert the swimming pool into a splash pad and opening it up free of charge for the residents. The cost for this will be approximately \$200,000. This will go with the modernization projects that the Village is currently undertaking which include adding a skate park, multi-use trail, and safety structures.
- 2) Main Street is another hot topic among not only residents and current business owners but future economic developers. Main Street needs ground down and repaved from Athens Road to the corporation limits.
- 3) Sidewalks on Main Street and side streets are in horrible condition. The children who walk or ride their bikes to school veer off the sidewalks onto the road because they are uneven or missing completely they are unable to use them. Main Street is the main area that needs repaired. About 1/4 of Main Street sidewalks were done during the Neighborhood Revitalization project several years ago. The sidewalks up First Street that go along Bluffdale Park, Second and Third Street sidewalks, and Zanesville Road up to the Bridge that lead to Roseville Elementary School needs replaced.

- 4) Curbs have depleted over the years all around Roseville. The most noticeable is on Main Street, Zanesville Road, Second Street, and Third Street. When roads were repaved the curbs disappeared because the roads were not ground down beforehand. It's been decades since Roseville has had adequate curbs. Most of the curbs are gone due to the condition the sidewalks are in therefore complete curb installation is needed for all streets and/or sidewalks that are being replaced.
- 5) Storm drains are sinking and need a permanent fix. Business owners and residents have complained about storm drains along their properties for several years but in this past hard winter have made them even worse.
- 6) 26 Potters Lane property is always discussed because it sits in plain site from Main Street in the middle of town. The numerous complaints of vandalism, illegal activity, and dumping of trash on the Former Ungemach Pottery Site has ceased since the Village acquired the property earlier this year (2015) from a land bank. Mayor Dixon stated the Village acquired the property due to the complaints and the fact that the Village was afraid it was going to be sold for \$1 like the neighboring property did which was purchased by someone who left it in worse condition and has since moved out of the area and can't be found. Residents still want the contaminations gone and the unsightly building repaired. The concrete covers the entire property on the outside and is unsightly. This site was looked at by Family Dollar in 2014 but was not interested in waiting for a cleanup grant that may or may not be approved a few years down the road. Family Dollar purchased a site outside of the Village limits and purchased their building permit just a few months ago. Mayor Dixon reiterated this site once cleaned up can be utilized for economic development.
- 7) Park equipment needs replaced. Residents stated the tennis court and basketball nets need replaced, and the community center need the sound boards hung so that you can hear the speakers during the public meetings and community events.

Heidi Milner, MMC Fiscal Officer Village of Roseville

Fiscal Officer Milner went over possible funding sources on the projects that the residents, business owners, churches, schools, and the Village wants completed by 2017. The first step is getting funding for the Former Ungemach Pottery Site at 26 Potters Lane. The property now houses the police cruisers, street department, water equipment, sewer equipment, and cemetery. The building is in great condition and Roseville has already repaired the roof, removed old glaze, replaced doors, and garage doors, and the Village is preparing to paint the outside.

EPA Brownfields Cleanup Grants structure and guidelines were handed out to everyone in attendance. Milner explained to residents what a brownfield site is and why this site is considered one. Milner stated Phase I and Phase II has already been completed for the site which found mostly lead contaminant from making pottery throughout the years. Brownfield Restoration Group gave Roseville an estimated cost of \$200,000. This would meet the NFA standards so that the Village can apply for a covenant from the State. The match dollars would cost the Village \$40,000. Mrs. Milner stated the Village would be eligible for the Cleanup grant that will provide direct funding for cleanup activities at specific sites like the Former Ungemach Pottery Site. Roseville is an eligible entity because we are a local government.

Jessie Powers-Hocking Athens Perry Community Action (HAPCAP)

Mrs. Powers discussed options for match funding for the Ungemach Pottery Site cleanup along with the funding the other projects that are listed above to revitalize Main Street. She explained the Community Development Block Grant Neighborhood Revitalization Grant Program. The projects will have to meet

national objectives, allocation versus competitive grant programs, and citizen participation which is what this public meeting will help with. The complaints and/or recommendations that the citizens have are a great start. The NRG grant targets one comprehensive neighborhood for improvement, provides \$270,000 of grant funding for design and construction, requires a 50% match. It is awarded on a competitive basis and the award would be in 2016 with construction to start in 2017. Eligible activities can improve water facilities, sewer facilities, community centers, streets, sidewalks, fire protection facilities or equipment, and parks and recreational activity. This hits all of the projects the community wants to complete. Perry County would be the grantee and can apply on behalf of the Village of Roseville. HAPCAP is always excited to work with Roseville and these Public Meetings will help tremendously. The 2016 application would be submitted in June 2016 and construction could begin the spring of 2017. All work must be completed by 2019. Citizen participation process is part of the scoring criteria and local citizens will need to be solicited for input.

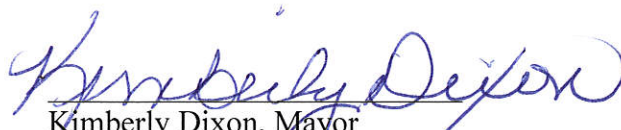
Heidi Milner, MMC Fiscal Officer Village of Roseville

These projects are going to cost a minimum of \$800,000. The Village is 63% low to moderate income which means the tax base is low. Grants are a necessity in completing these types of projects. The Village of Roseville is partnering with many different funding sources to accomplish these goals. The grant sources above are just some of the funding sources Roseville Village will try to obtain. The Village will also go after Ohio Public Works Commission (OPWC) grant and loan for the street paving, sidewalks, and curbs. Roseville will apply for OPWC in the fall of 2016 so that construction can be coordinated with the NRG timeline in 2017. The Village will also go after Nature Works grant through the Ohio Department of Natural Resources, Community Development Block Grant, and the Ohio Department of Health for the recreation side of things.

RESIDENTS

Families, businesses, organizations, and associations held discussions and asked questions regarding the timeline and cost of the projects. The citizens are concerned that it will take another 2 years to get started on these projects. They are concerned storm drains, sidewalks, and roads can't wait 2 years. The Village has been seeing a decline for over 30 years residents say. Mayor Dixon and Fiscal Officer Milner understand the frustration. The projects the Village has been completed over the past 10 years where for infrastructure things that people can't see. However those projects had to be done before the Village can move onto appearance of Roseville. Roseville will have to rely heavily on grant funding and that takes time. Not every grant is approved the first time or some not at all. Roseville has to comply with the Federal and State rules and timelines. Some grants get approved one year but the funds aren't released until the next year. The citizens are excited to see some changes that will make the town more viable for future economic development.


Heidi Milner, Fiscal Officer


Kimberly Dixon, Mayor



DRUG TRAFFICKER GETS 2 YEARS

Mark Vons arrested in May
raid on Linden Avenue

ERIC LAGATTA
STAFF WRITER

ZANESVILLE — A 35-year-old man arrested after a drug raid at a Linden Avenue house will serve two years in prison, a county judge ruled Monday.

Mark A. Vons of Zanesville pleaded guilty in July to five felonies and two misdemeanors, charges stemming from a raid in early May at his home, 982 Linden Ave. Authorities searched his home and found cash, marijuana, prescription

pain medications and methamphetamine.

His arrest came after a four-month joint investigation by the Zanesville Police Department, the Muskingum County Sheriff's Office and the Ohio Drug Enforcement Task Force.

Judge Kelly Cottrill ordered that Vons forfeit \$290 seized in the raid. He will also be assessed for treatment at the Franklin County Community Based Correctional Facility.

The charges listed on Vons' indictment refer to drug activity between January and April. He was sentenced on two counts of trafficking in methamphetamine, third-degree felonies; one count

of trafficking in methamphetamine, a fourth-degree felony; possession of methamphetamine, a fifth-degree felony; and possession of acetaminophen, hydrocodone bitartrate, a fifth-degree felony.

Cottrill sentenced Vons to two years in prison on each third-degree felony and one year in prison on the remaining three felonies. Those counts will run concurrently, Cottrill ruled.

Two counts of drug trafficking include a juvenile specification, meaning

he was selling drugs in the vicinity of a juvenile.

Many of the charges also contain a forfeiture specification, referring to the cash Vons had that he made from his drug business.

Court documents list James A. Wade as Vons's co-defendant. Wade, 31, 1063 Putnam Ave., has already pleaded guilty to three felonies of trafficking in drugs and, after waiving his right to a pre-sentence investigation, was sentenced to a total of 30 months in prison.

elagatta@zanesvilletimesrecorder.com
740-451-5753
Twitter @EricLagatta



Mark A. Vons

Man charged in connection with armed robbery of store

STAFF REPORT

ZANESVILLE — A 35-year-old man suspected in an Aug. 18 armed robbery at a local store has been arrested and charged after authorities found him driving a stolen vehicle.

Around 4:30 p.m. Aug. 18, troopers with the Ohio Highway Patrol filed over a vehicle that was reported stolen out of Belmont County. Troopers recognized the driver from surveillance

camera footage depicting the robbery at a Duke and Duchess on Adamsville Road just days ago.

Clint M. McLean was taken into custody. He has been charged with one count of aggravated robbery.

McLean remains in the county jail on a \$20,000 bond.

Clint M.
McLean

Crooksville crash injures 2 Tuesday

STAFF REPORT

CROOKSVILLE — A two-vehicle crash Tuesday morning at the intersection of Ohio 91 and Ridge Avenue in Crooksville sent two women to the hospital.

Officer Paul Corrier with the Crooksville Police Department said a white Chevrolet Impala was driving northbound, failed to yield and struck a silver Buick making a turn.

The driver of the Impala, a female, had to be mechanically extricated from the vehicle, officials said. She, along with her female passenger, were

taken to the hospital with injuries that were not considered life-threatening.

The Buick was driven by a female who was carrying one female passenger, officials said, adding that both were uninjured.

The call for service came around 11 a.m., with crews arriving at 11:06 a.m.

The Crooksville Police Department, Roseville Police Department and Perry County Sheriff William R. Barker responded to the crash.

No citations have been issued so far. The crash remains under investigation.

NEWS BRIEFS

Park district having monthly meeting

ZANESVILLE — The Muskingum Valley Park District will hold its regular monthly meeting at 7 p.m. Tuesday at the district office, 1720 Euclid Ave.

Times Recorder seeking election candidate email addresses

ZANESVILLE — The Zanesville Times Recorder is seeking contact information for candidates in contested races for Muskingum, Morgan and Perry counties in the Nov. 3 general election.

The publication needs the city and county offices to verify the list and verify the email addresses.

trial site center, 224 Main St.

Roseville having public meeting for grant talks

ROSEVILLE — The Village of Roseville is having a public meeting at 7 p.m. Tuesday at the Muskingum County

The purpose is to address community development and economic development. The meeting is part of the Roseville Community Grant application process. The grant is for the Roseville Community Center. The grant is for the Roseville Community Center. The grant is for the Roseville Community Center.

Market Street closed on Thursday

Rules

Continued from Page 1A

agenda item are required under the new rules to go to the city council website — www.coz.org/city-departments/city-council — where they will find a link titled "Petition to address council."

After clicking that link, they will see a form that provides a rundown on the new rules and an area in the form that requests the name, organizational affiliation, address and telephone number of the applicant, in addition to the agenda item that is going to be addressed.

Each person who wants to speak at the meeting must fill out a petition agenda

not listed in the council agenda. While a general issue can be broad and open-ended, it should still be related to city matters, according to the rule changes. Anyone speaking on an issue not concerning the legislative or administrative responsibilities of council may see their application rejected.

The procedure for speaking on general issues is about the same as the procedure for those speaking on specific issues, with a few key differences.

People who want to address a general issue are required to fill out the same "Petition to address council" form, although they must write out a description of the issue they want to address.

They must then submit this form to the county clerk by noon on the Wednesday before the council meeting.

Roseville having public meeting for grant talks

Staff Report 5:03 p.m. EDT August 25, 2015

NEWS IN BRIEF

ROSEVILLE – The Village of Roseville will have a public meeting at 6 p.m. Tuesday at the Municipal Building.

The purpose is to address community improvement projects. Public participation is required as part of the EPA Brownfield Grant application process, which can be leveraged for Community Development Block Grant Neighborhood Revitalization Grant Program funding. The CDBG NRG program will also be discussed.

Read or Share this story: <http://ohne.ws/1Jkh6yV>



MORE STORIES



Confederate parade coming to Bucyrus

(/story/news/local/2015/08/26/confederate-parade-coming-bucyrus/32426689/)

(/story/news/local/2015/08/26/confederate-parade-coming-bucyrus/32426689/)

Aug. 26, 2015, 4:34 p.m.



Season preview: Get ready for prep football! (/sports/high-school-football/)

Aug. 26, 2015, 2:48 p.m.

(/sports/high-school-football/)



Muskingum County marriage license database

(/story/news/special-reports/data-center/2014/07/19/muskingum-county-ohio-marriage-

BASH

Continued from page A1

Planning for the Bash began as early as the end of the previous school year, with the JFS staff processing the applications, contacting vendors and securing the supplies and clothing handed out at the event.

The first Bash helped connect more than 500 students with school supplies since then it has outgrown the area church it was first held to the accommodations of the fairground facility where a line of families around the coliseum and out the door began forming by dawn Saturday morning.

In addition to the clothing and school supplies, food was made available, including fresh fruit and vegetables and free haircuts. All items, including the fresh food and hair styling, were available to each child in attendance.

All youth are pre-registered for the event, applications were sent home at the end of the last school year, the applications were then checked and the family received a letter of approval if accepted.

Crash claims the life of Corning man

The Lancaster Post of the Ohio State Highway Patrol is investigating a two vehicle fatal crash that occurred on St. Rt. 13 in Monroe Township in Perry County that occurred on Saturday, Aug. 22 at approximately 5:25 p.m.

Troopers say the crash occurred involved Austin Devold, age 25, of Zanesville, who was traveling southbound on St. Rt. 13 in a 2003 Dodge pick-up truck. Matthew Handa, age 37, of Corning, formerly of Glouster, was traveling northbound on St. Rt. 13 in a 2002 Jeep Grand Cherokee pulling a small utility trailer.

Apparently Handa lost control of his vehicle, traveled left of center and struck Devold's vehicle head-on.

Devold was flown to OSU Medical Center by Med Flight, and Handa was transported by Corning Township EMS to O'Bleness Hospital in Athens where he succumbed to his injuries.

The Ohio State Highway Patrol Crash Reconstruction Unit is assisting with the investigation, and the crash remains under investigation. The Ohio State Highway Patrol urges all motorists to use all available safety equipment. Alcohol is not considered to be a factor; however the crash remains under investigation by the Lancaster Post of the Ohio State Highway Patrol.

A stop at SPICE



SPICE located in New Straitsville welcomed a couple of visitors last week. Todd Shelton, who serves as the District Representative for Senator Rob Portman, and Danielle Vandegriff, Southeast Ohio Regional Director for Congressman Steve Stivers, met with co-directors at SPICE Amy Toth, (right) and Heather Sowers. SPICE is a not-for-profit organization that was created to help low to moderate income citizens build homegrown businesses. "We are able to offer low interest loans within the SPICE service area. We focus our efforts on southeast Perry County, but service all of Perry County. We are committed to Economic Growth and building back our little communities that make up southern Perry County," stated Toth. Toth and Sowers agree they are excited to see what 2015 has in store for SPICE, and invited everyone to visit their new website www.spiceohio.com

Taylor receives diploma from Graduate School of Banking at University of Wisconsin-Madison

Jill Taylor of Peoples National Bank, New Lexington was awarded a diploma on Aug. 14, at commencement exercises during the 71st annual session of the prestigious Graduate School of Banking at the University of Wisconsin-Madison.

The school, sponsored by state bankers associations from across the central United States, as well as the University of Wisconsin-Madison, was established in 1945 to provide bankers with an opportunity for advanced study and research in banking, economics and leadership. Instruction at the Graduate School of Banking takes place during two-week resident sessions for three consecutive summers, along with comprehensive study between summer resident sessions. The curriculum focuses on the management of strategic issues faced by banking executives and financial services industry professionals.

The Graduate School of Banking enrolls approximately 600 US and international professionals each year. More than 85 esteemed academicians, economists, government officials, and industry professionals comprise the School's faculty.

Jim Kisch, president and CEO, Continuity Control, New York City area, was the featured speaker at commencement; Kisch, who



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serves on the GSB's faculty, is a 2000 alumnus of the Graduate School of Banking.

Taylor has been employed with Peoples National Bank of New Lexington, since 1997. During her tenure, she has worked in several departments, beginning with the teller line. She has worked in the loan department processing, originating and later, reviewing loans. Jill has managed the bank's e-banking products since 2001.

Over the course of her career, she has helped launch several products in Peoples National Bank's portfolio including: ATMs, debit cards, credit cards, Internet banking, credit rewards and mobile banking. Her focus and expertise has been centered in electronic banking.

The daughter of Chuck and Janet Taylor, Jill earned a Bachelor of Arts in Psychology in 1999 from Kent State University in Kent, where she graduated Summa Cum Laude. She was the recipient of the KSU Alumni Asso-

ciation award for academic excellence and the KSU College of Arts and Sciences senior recognition award for outstanding contributions. In 2002 she completed the Harry Blythe School of Banking with the Ohio Bankers League. She earned an Associate of Applied Business Management & Entrepreneurship in 2008 from Hocking College in Nelsonville, where she graduated with honors. Jill earned her Master of Business Administration degree in 2011 from Ohio University in Athens. She completed the Graduate School of Banking, University of Wisconsin-Madison, in 2015.

Jill is involved in a variety of professional and civic organizations. She serves on the Ohio Bankers League technology advisory committee and previously served on the Next Generation Advisory Board. She is also an advisory board member for the Perry County Cancer Alliance and serves as secretary. Jill is also a member of the KSU Alumni Association.



Family Home Center

Perry County Tribune

ATTACHMENT F

**DRAFT ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES -
ABCA (III.C.6)**

Analysis of Brownfield Cleanup Alternatives (ABCA)

Cleanup of the Former Ungemach Pottery, Roseville, Ohio

DRAFT November 20, 2015

Introduction & Background

The purpose of this memorandum is to document the remediation activities and the alternate remedial strategies that were considered for the former Ungemach Pottery, addressed at 26 Potters Lane and 16 Main Street, Roseville, Ohio 43777. Pottery operations were performed at this site from the 1930s until 1997. This former commercial pottery has undergone or been included in the following environmental assessments:

- The Crooksville/Roseville Pottery Area of Concern investigation of lead contamination (USEPA/Ohio EPA 1996). This EPA cooperative study focused on potteries which operated in a four-mile radius for over 50 years within the Crooksville/Roseville area of Ohio. Many early potteries flourished in these small communities between the early 1900s and the 1960s. This study explained that the long history of pottery operations resulted in a build-up of lead in local soils. Commercial pottery operations commonly disposed of waste materials including imperfect pottery, glazes, and floor sweepings at the pottery facilities as well as in and around the town. Current disposal regulations were not in place prior to the 1980s and pottery waste was often used as fill. The investigation summarized that some areas contained lead at over 10,000 mg/kg and that the area surrounding the former Ungemach Pottery Property contained some of the highest lead contamination rates.
- Voluntary Action Program (VAP) Phase I Property Assessment (October 29, 2004, BRG). The Property supported commercial pottery and ceramic operations (i.e., molds, glazing, and firing kilns) from the 1930s until 1997. The following Identified Areas (IAs) of environmental concern were designated on the basis of prior operational areas and the findings of the Property inspection: IA-1 Footprint of the former pottery facility; IA-2 Area of broken pottery molds; floor sweepings and glaze; and IA-3 Truck Dock Loading Area.
- Bulk Asbestos Inspection (October 12, 2006, EA Group). A total of 13 potential asbestos containing material samples were collected from two structures on the southwest and southeast portions of the Property and from soil located west of Sample number 13. None of the 13 samples were determined to contain regulated amounts of asbestos.
- VAP Phase II Assessment (March 7, 2008, BRG). The soil analytical results indicated the presence of trace amounts of volatiles, low concentrations of polynuclear aromatic compounds, and metals. The concentration of lead in soil exceeds the VAP generic, single-chemical direct contact standards for commercial/industrial use. The ground water analytical results indicate that Chemicals of Concern in the shallow Zone 1 ground water include trace (estimated) levels of ethylbenzene, and xylenes, and higher levels of metals. The concentrations of lead, cadmium, and nickel in the Zone 1 ground water at MW-12 in waste accumulation and storage area (IA-2) exceed

VAP single-chemical generic unrestricted potable use standards (or equivalent). Ground water meets unrestricted potable use standards (UPUS) at all other Zone 1 sample well locations. Zone 1 is discharging into Moxahala Creek and Zone 2 (lower aquifer) is isolated from Zone 1 by 18 feet to 48.5 feet of consolidated strata (e.g., relatively thick shale bedrock). Zone 2 ground water has been found to meet UPUS. Based on this assessment, 750 tons of soils containing levels of lead exceeding 800 mg/kg and pockets exceeding 400 mg/kg (i.e., exceeding VAP standards) are located on the north central, northeast and southeast portions of the Property.

- OEPA Biological and Water Quality Study of the Moxahala Creek Watershed (2008-2009, Division of Surface Water). The Moxahala Creek traverses The Village of Roseville and Crooksville, and abuts the east side of the former Ungemach Pottery Property. This study summarized the stream habitat to be 'fair' to 'good'. Impairment issue sources include acidity-pH, sulfate, iron, aluminum, manganese, nickel, and acid mine drainage, and the creek is classified as having 'poor' biological community performance at both research points closest to the Property. However, the study suggests that the site does not appear to be specifically or uniquely contributing to the impairment of the quality of Moxahala Creek.

Applicable Regulations and Cleanup Standards

The previous studies of environmental conditions at the site and surrounding area demonstrate that the primary contaminant of concern is lead from past glazing/pottery operations. The most likely potential exposure pathways are direct contact with soil, ground water ingestion, and future impact to the ecological receptors in the adjacent Moxahala Creek. The cleanup standards associated with these exposure pathways are encompassed within Ohio EPA Voluntary Action Program (VAP). The VAP provides baseline standards that are generic, but also contains provisions for modifying generic standards based on actual environmental conditions and guidelines for performing site-specific risk assessment. Acceptable remedies under the VAP include various combinations of source removal, in-situ treatment, institutional controls (e.g., land use restrictions), and engineering controls. Assessment and Remedial activities under the VAP must be overseen by an Ohio EPA Certified Professional.

The proposed cleanup takes full advantage of the flexibility of the VAP to meet all applicable environmental laws, while maximizing protections of human health and the environment, and minimizing the overall cost. The preferred approach will combine source removal of the highest levels of lead contamination, institute practical land use restrictions (e.g., commercial/industrial land use prohibit ground water use), and rely on engineering controls (e.g., pavement and building floors), if necessary, to prevent direct contact with any residual levels of lead.

This approach has been implemented at a nearby former pottery in Roseville and has proven to be readily implemented, effective at meeting the remedial goals, and achieved within the proposed budget.

A levee separates the site from the Moxahala Creek, therefore flood waters are not expected to typically impact the Property. However, in the event of more frequent flooding induced by climate change each of the alternative evaluated are anticipated to readily withstand the event. In the rare instance of flooding outside of the levee, the flow energy is expected to be relatively low. Therefore, deposition of creek sediments onto the site is considered to be far more likely than scouring and displacement of the clean soil layer or engineering controls installed at the site.

Evaluation of Cleanup Alternatives

Several remedial alternatives to address the lead contamination and facilitate re-development of this site were evaluated. A brief description of the alternatives considered is provided in the following summaries:

Take No Action - Although low cost and easy to implement, this alternative would not provide any positive effect toward reaching the remedial goal of achieving Ohio VAP re-use standards and obtaining No Further Action (NFA) status and a Covenant Not to Sue (CNS) from the State of Ohio. Planned redevelopment would fail due to the site's regulatory status. The site would continue to be a blight and contribute to the health risk of the community.

Excavate and Dispose - This alternative would consist of the excavation and disposal of soil exceeding 800 mg/kg of lead in the upper two feet of soil in order to meet VAP commercial/industrial standards for direct contact. Based on the Phase II assessment work completed to date, it is estimated that 750 tons of lead contaminated soil would be required to be removed from the site and disposed of at a properly licensed landfill. This alternative is readily implemented, effective, and reliable. It is cost effective and achievable within the project/grant budget provided that the estimated volume of contaminated soil is not greatly exceeded. A significant benefit is that the contaminated soil would no longer be available at the site to be a source of potential human health risk, environmental harm, or an impediment to future development plans. The estimated cost of removal and disposal of 750 tons of hazardous lead contaminated soil at \$108/ton is \$81,000. When replacement with clean soil is factored into the cost and oversight, reporting, and NFA preparation is included, the total cost of this alternative is approximately \$240,000.

In-situ Stabilization – Stabilization of heavy metals like lead is a proven technology and could be effective in chemically binding the lead so that it is no longer susceptible to leaching. This can significantly lower disposal costs of lead-contaminated soil that fails leaching tests (TCLP) and is characteristically hazardous. Reduced leaching potential also lowers the risk of lead migration in the environment and exceeding standards for various exposure pathways in the future. However, the fixed cost of supplying the material and equipment to ensure the proper mixing of the stabilizing agent is generally not cost effective on a small scale. Stabilization also does not lower the *total* lead concentration, which is the concentration that VAP standards are based on, so this remedial alternative by itself is not likely to be advantageous for this site. The cost of stabilizing 750 tons of soil at \$40/ton is \$30,000 when other related costs for oversight, reporting, and NFA preparation are considered, the cost of this alternative is approximately \$132,730.

Engineering Controls – Blocking or severing the exposure pathway through implementation of engineering controls (e.g., pavement or building floors) is a cost effective and proven approach. Since parking pavement in the area of the lead contaminated soil is currently planned, this approach is readily implementable. The primary disadvantage is that the contaminated soil remains at the site and is therefore available as future source of potential human risk or environmental harm if the engineering control is removed or altered during future development. An operation and maintenance plan (an agreement with the Ohio EPA) is required to be established and continued in perpetuity under this alternative. The estimated cost of installing 6,725 square foot of pavement at \$4.50/square foot is \$30,262.50. Including other related cost such as oversight, reporting, and NFA preparation makes the total cost of this alternative approximately \$132,992.50.

Institutional Controls (Land Use Restrictions) – Land Use restrictions instituted via an Environmental Covenant with the Ohio EPA are a very cost effective and readily implement means of addressing certain remediation issues. For example, a land use restriction prohibiting ground water use on the Property for

potable purposed eliminates the ground water ingestion pathway. However, a land use restriction that would prevent potential contact with the lead contaminated soil would need to restrict all access to that portion of the site and would render the Property unsuitable for redevelopment. The estimated cost of implementing institutional controls stringent enough to eliminate the known exposure pathways is estimated to cost \$92,265. and would likely render the site unusable for most redevelopment projects.

Recommended Cleanup Alternative

The preferred remedial approach incorporates a combination of the above alternatives. Source removal via 'exaction and disposal' will be performed to the extent that the budget will allow. If the contaminated soil volume exceeds the amount that can be cost-effectively removed, engineering controls will be implemented to complete the remedy. Institutional controls consisting of prohibiting ground water use and limiting on-site land-use to commercial/industrial activities will also be employed. This combination of alternatives will maximize the benefit with good use of required resources (e.g., energy needed for remedial actions and prudent use of landfill space). As supported in the budget table, the estimated cost of the recommended cleanup is \$240,000.

Village of Roseville, Ohio

Signed: _____

Title: _____

Date: _____

ATTACHMENT G

**NON-PROFIT STATUS DOCUMENTATION
(III.C.1)**

- NOT Applicable

ATTACHMENT H

**APPLICANT ELIGIBILITY DOCUMENTATION, IF OTHER THAN
CITY, COUNTY, STATE OR TRIBE
(III.C.1)**

- NOT Applicable

ATTACHMENT I

**JUSTIFICATION OF COST SHARE WAIVER
(III.C.5)**

- NOT Applicable

ATTACHMENT J

PROPERTY-SPECIFIC DETERMINATION REQUEST (III.C.3.d)

- NOT Applicable

ATTACHMENT K

**PETROLEUM ELIGIBILITY DETERMINATION INFORMATION
(III.C.3.I)**

- NOT Applicable

Re: Village of Roseville, Ohio – Site Specific Clean Up Proposal

TRANSMITTAL LETTER

TRANSMITTAL LETTER (IV.C.1)

- Other Factors Checklist – micro community

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/15/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Village of Roseville

* b. Employer/Taxpayer Identification Number (EIN/TIN):

31-6400923

* c. Organizational DUNS:

1016313800000

d. Address:

* Street1:

107 N Main Street

Street2:

* City:

Roseville

County/Parish:

Muskingum

* State:

OH: Ohio

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

43777-1255

e. Organizational Unit:

Department Name:

Finance

Division Name:

Chief Fiscal Office

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Heidi

Middle Name:

M

* Last Name:

Milner

Suffix:

Title:

Chief Fiscal Officer

Organizational Affiliation:

Village of Roseville

* Telephone Number:

740-697-7323

Fax Number:

740-697-0064

* Email:

fiscal-officer@sbcglobal.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Former Ungemach Pottery Property Site Specific Hazardous Substance Gleanup

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: